

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 100-12

AN ORDINANCE

rezoning property located on the north side of West Green Meadows Road and east of Bethel Street (301 West Green Meadows Road) from District R-1 to District C-P; repealing all conflicting ordinances or parts of ordinances; approving The Pinball Company C-P Plan; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.18 FEET, SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N89°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD S69°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE

WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.59, SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET, SAID CURVE HAVING A CHORD S49°49'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-1 (One-Family Dwelling District). Hereafter the property may be used for the following permitted uses:

All permitted uses in District O-1

All permitted uses in District R-1

Retail sales, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pin ball and arcade-type machines

Those permitted uses in District R-2 and District R-3 are excluded. The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The City Council hereby approves The Pinball Company C-P Plan, dated March 22, 2012, for the property referenced in Section 1 above. The Director of Community Development shall use the design parameters set forth in Exhibit B, which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

REVISED
3/9/12

Statement of Intent Worksheet

For office use:

| | | |
|-------------------------|-----------------------------------|--------------------------------|
| Case #: 12-28 | Submission Date: 3/9/12 | Planner Assigned: ML |
|-------------------------|-----------------------------------|--------------------------------|

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning: **For The Pin Ball Company C-P Plan on Lot 202 of Rock Bridge Christian Church Plat 2.**

1. The uses proposed.

The following uses are the only uses proposed or allowed for the property:

All permitted uses allowed in the O-1 zoning district, excluding those uses allowed under the R-3 Zoning District and the R-2 Zoning District but allowing all uses allowed within the R-1 Zoning District.

Retail Sales, strictly limited to Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of Non Gambling Pin Ball and Arcade type machines.

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
The Maximum gross square feet of building floor area proposed is 10,000 square feet.

3. The maximum building height proposed.
35 feet is the maximum building height as defined by the City Zoning Regulations and building codes.

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
A minimum of 40% landscaping is proposed for the site.

*** In additon to the above the applicant agrees to provide a center turn lane for the driveway or driveways proposed for Green Meadows Drive that meets the City of Columbia traffic engineers approval**

**** The applicant also agrees to and accepts that should the City of Columbia revise the O-1 Zoning District in such a manner as to allow the proposed retail use described above, that the City council may initiate a rezoning of the property to O-P without the applicants objection.**

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


Signature of Applicant or Agent

3-8-12
Date



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
| 12.28 | 2/13/12 | ML |

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

12.5 FEET

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

2 FEET

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

2 SIGNS ARE ALLOWED, HOWEVER WE ARE SHOWING ONE SIGN ONLY

ADJACENT TO GREEN MEADOWS. 48 SQ.FT. MAX AREA AND 10' MAX. HEIGHT

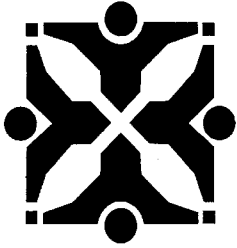
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

47.22 LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED.

5. The maximum height and number of light poles and type of fixtures.

28 FEET MAXIMUM HEIGHT, SHALL BE SEMI-CUT OFF SHOEBOX

FIXTURES WITH FOUR POLES SHOWN ON C-P PLAN.



Source: Community Development - Planning 

Agenda Item No:

To: **City Council**
From: **City Manager and Staff** 

Council Meeting Date: Apr 16, 2012

Re: The Pinball Company rezoning from R-1 to C-P and development plan (Case #12-28)

EXECUTIVE SUMMARY:

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive, on a portion of the Rock Bridge Christian church site. **(Case # 12-28)**

DISCUSSION:

The applicants request approval of a rezoning from R-1 to C-P. Proposed uses would include all O-1 uses, excepting R-3 and R-2 uses (meaning R-1 uses would be permitted). It would also include the retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines. The site is designated "Neighborhood" on the Metro 2020 Plan. The statement of intent indicates that a minimum of 40 percent of the site is to remain as open space, and the gross floor area is not to exceed 10,000 square feet. The submitted development plan identifies 49.6 percent of the site in landscaping/open space, and a gross floor area of 7,988 square feet. The landscaping variance originally sought was rendered moot as the plan was revised to satisfy landscaping standards.

The nearest O-1-zoned property is approximately 630 feet east of the subject site on the north side of Green Meadows Road. The closest commercially-zoned property is zoned C-1, approximately 850 feet to the east on the north side of Green Meadows Road.

The applicants suggest a showroom for their pinball and other amusement machines in the proposed building on the subject site, along with offices and workspace for refurbishing the machines. They have mentioned that they would be receiving and making shipments of the machines multiple times a week. This is one of the neighboring property owners' greatest concerns, along with the commercial zoning designation. The majority of the correspondence received from area neighbors also objected to office zoning.

While the walk-in traffic for such a business may be negligible, given the expense of the amusement machines and the fact that they are not for general gameplay such as would be found at an arcade, it is, nonetheless, a retail business operation under the zoning ordinance and must be considered as such. The applicable use is "Stores, shops and markets for retail trades," found in the C-1 zoning district.

As the site is surrounded by R-1, A-1, and R-1 PUD zoning, is designated "Neighborhood" in the Metro 2020 Plan, and presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle, a C-P is not an appropriate designation for the site.

The Planning and Zoning Commission recommended denial of the rezoning request and plan in a 5-2 vote at its April 5, 2012 meeting. Discussion centered on the appropriateness of the use for the particular site, as well as concerns about truck traffic and access. A staff report, locator maps, copy of the plan, Statement of Intent, additional correspondence, and meeting excerpts are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Denial of the request to rezone the 1.45 acres from R-1 to C-P as recommended by the Planning and Zoning Commission.

| FISCAL and VISION NOTES: | | | | | |
|--|--------|---|----|---|-----|
| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
| City's current net FY cost | \$0.00 | New Program/ Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | \$0.00 | Duplicates/Expands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | \$0.00 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | No |
| One Time | \$0.00 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | N/A |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | N/A |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | N/A |



CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

MEMO

DEPARTMENT OF PLANNING AND DEVELOPMENT
(573) 874-7239

BUILDING AND SITE DEVELOPMENT
(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES
(573) 817-5050

DATE: March 29, 2012

TO: Planning Commission Members

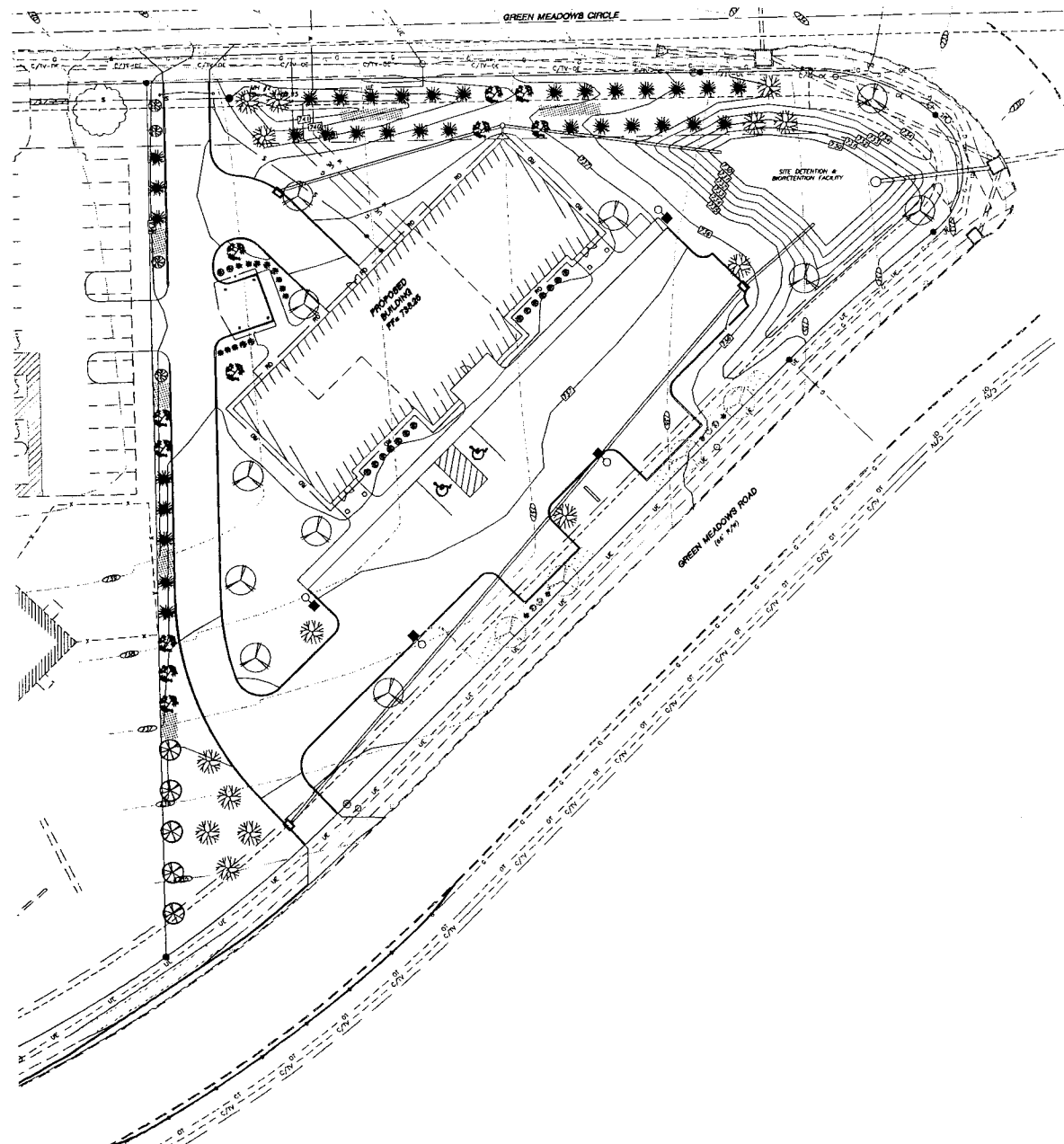
FROM: Matthew Lepke, AICP *ML*
Community Development Dept.

RE: The Pinball Company rezoning from R-1 to C-P, development plan, and landscape variance requests (Case #12-28)

Please find attached materials in reference to The Pinball Company C-P rezoning and development plan requests. Included are a revised plan, reflecting changes requested by the City arborist, and additional correspondence received since the March 22 PZC meeting.

Staff has reviewed the plan revisions, most of which were related to the landscaping-- species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 18' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

Staff has not changed its recommendations of denial as previously stated in the staff report; however, the landscaping variance is no longer necessary, as that shown on the revised plan is satisfactory to the City arborist and meets the screening requirements of the Code.



TREE PRESERVATION NOTE
THERE IS NO CLARK FOREST ON THIS SITE.

LANDSCAPING NOTES

- LANDSCAPING MAY BE EXPANDED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- TOTAL AREA OF LOT = 1.43 AC. = 62,182 SQ.FT.
TOTAL PAVED AREA = 21,576 SQ.FT. (34.2%)
TOTAL BUILDING AREA = 7,988 SQ.FT. (12.8%)
TOTAL IMPERVIOUS AREA = 30,464 SQ.FT. (48.9%)
TOTAL AREA OF LANDSCAPING = 31,706 SQ.FT. (51.1%)
TOTAL AREA OF FUTURE PAVED AREA = 1,200 SQ.FT. (1.9%)
- WHEN A DIFFERENT SPECIES IS DESIRED, AN EQUAL SHALL BE APPROVED PRIOR TO PURCHASE AND PLANTING.
- 21,576 SQ.FT. / 4,800 = 4.5 OR 5 TREES REQUIRED. NEW TREES SHOWN ON SITE.

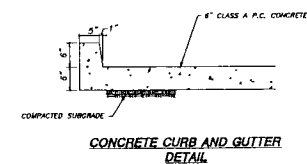
FUTURE BUDGET CALLED:
IF ADDITIONAL SPACES ARE ADDED, BUFFER LANDSCAPING SHALL BE REQUIRED. AT THE CURRENT DESIGN THERE ARE TWO-61 LF SEASIDE OF PARKING LOT.

61 LF OF STREET RIGHT-OF-WAY, THIS REQUIRING 1 TREES AND 8 BUSHES FOR SIDE SPACE.
2 TREES PROVIDED, 4 BUSHES PROVIDED.

- (11) MED/LG SHADE TREE-3" CAL. (RED PALM DAE, GREEN PEARL PM, GM)
- (11) MED/LG SHADE TREE-3" CAL. (BRANDTONE OR SUN VALLEY MAPLE)
- (14) ORNAMENTAL TREE-4" TALL (EDIN BODIE BROOKLYN, RED BUD)
- (23) EVERGREEN TREE-4" TALL (TECHNY ARBORVITAE)
- (13) EVERGREEN TREE-4" TALL (NORWAY SPRUCE)
- (4) LARGE DECIDUOUS SHRUB-3" CAL. (ARROWWOOD)
- (18) SMALL DECIDUOUS SHRUB-3" CAL. (DWARF BUSH HONEYSCHE, NEW JERSEY TEA)
- (8) EVERGREEN SHRUB-2" CAL. (GREEN MOUNTAIN BUSHWOOD)
- (5) UPRIGHT EVERGREEN SHRUB-2" CAL. (ARBORVITAE, HETZ MAOET)
- LAWN/TURF GRASS
- ORNAMENTAL GRASSES (FEATHER REED GRASS)

SITE DETENTION NOTES

- APPROXIMATE SIZE OF ON-SITE DETENTION IS 1,610 SQ. FT.
- DESIGN STORY TO BE MET IS THE 1, 2, 10 AND TWO-YEAR STORAGE.



SCALE: 1" = 20'

THE PINBALL
COMPANY
C-P PLAN
FEBRUARY 13, 2012
C-P GRADING &
LANDSCAPING PLAN
C102

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
AND ARCHITECTURAL DESIGN
1015 N. 10TH ST. SUITE 100
PHOENIX, AZ 85006-1001
PHONE: 602.944.4444 FAX: 602.944.4444

| DATE | DESCRIPTION | BY |
|----------|-------------|----|
| 02/12/12 | REVISED | AC |
| 02/12/12 | REVISED | AC |
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Printed by: gpmc 27 Mar 2012 - 1:13pm

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MARCH 22, 2012**

SUMMARY

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive, on a portion of the Rock Bridge Christian church site. **(Case # 12-28)**

REQUESTED ZONING

C-P (Planned Business District), with the following development restrictions identified in the applicants' statement of intent:

| | |
|---|----------------|
| a. Proposed uses | See attached |
| b. Maximum gross building floor area | 10,000 sq. ft. |
| c. Maximum building height | 35 feet |
| d. Minimum maintained open space (% of total site) | 40 percent |

VARIANCE REQUESTED

| Section | Request |
|---------------------|---|
| 29-17 (d)(6) | Variance from screening between adjacent C-P and R-1 lots |

DISCUSSION

The applicants request approval of a rezoning from R-1 to C-P. Proposed uses would include all O-1 uses, excepting R-3 and R-2 uses (meaning R-1 uses would be permitted). It would also include the retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines. The site is designated "Neighborhood" on the Metro 2020 Plan. The statement of intent indicates that a minimum of 40 percent of the site is to remain as open space, and the gross floor area is not to exceed 10,000 square feet. The submitted development plan identifies 49.6 percent of the site in landscaping/open space, and a gross floor area of 7,988 square feet.

The applicants own and operate, along with one technician, a business that sells pinball and arcade amusement machines. They report that the vast majority of their sales take place online, making a commercial storefront, such as the one they currently have near Kohl's, an unnecessary expense. The applicants propose to construct a building on the subject site to house their business as well as other office uses in separate suites.

The nearest O-1-zoned property is approximately 630 feet east of the subject site on the north side of Green Meadows Road. The closest commercially-zoned property is zoned C-1, approximately 850 feet to the east on the north side of Green Meadows Road.

The applicants suggest a showroom for their pinball and other amusement machines in the proposed building on the subject site, along with offices and workspace for refurbishing the machines. They have mentioned that they would be receiving and

making shipments of the machines multiple times a week. This is one of the neighboring property owners' greatest concerns, along with the commercial zoning designation.

While the walk-in traffic for such a business may be negligible, given the expense of the amusement machines and the fact that they are not for general gameplay such as would be found at an arcade, it is, nonetheless, a retail business operation under the zoning ordinance and must be considered as such. The applicable use is "Stores, shops and markets for retail trades," found in the C-1 zoning district.

In a November 11, 2011 concept review, staff cautioned the applicants that a C-P request was unlikely to be recommended for or gain approval; however, it is always a citizen's prerogative as to whether or not to pursue a zoning change, plan, or other alteration.

As the site is surrounded by R-1, A-1, and R-1 PUD zoning, is designated "Neighborhood" in the Metro 2020 Plan, and presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle, a C-P does not seem the best designation for the site. An O-P district, consisting of uses generating minimal traffic, may be more appropriate for this location, though the office zoning districts do not currently offer a use that permits activities of the nature proposed.

The O-1 district does, however, permit "Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- 1) Artists, sculptors, photographers.
- 2) Authors, writers, composers.
- 3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- 4) Ministers, rabbis, priests, or other clergy members.
- 5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- 6) Seamstresses, tailors.
- 7) Teachers of private lessons in art, music, or dance."

SITE CHARACTERISTICS

| | |
|----------------------------|--|
| Area (acres) | 1.45 (pending subdivision plat approval) |
| Topography | Flat |
| Vegetation | None |
| Watershed | Hinkson, Mill Creek |
| Existing structures | None currently on proposed outlot |
| Existing zoning | R-1 (one-family dwelling) |

BACKGROUND

| | |
|-----------------------------------|----------------------------|
| Annexation date | 1964 |
| Initial zoning | R-1 (1971) |
| Previous rezoning(s) | None |
| Metro 2020 Plan | Neighborhood |
| Reason for current request | Rezone portion of property |

SURROUNDING LAND USES

| Orientation from site | Zoning District | Land use |
|-----------------------|-----------------|------------------------------------|
| North | R-1/A-1/R-1 PUD | Single-family residential |
| South | R-1 | Single-family attached residential |
| East | R-1 PUD | Single-family attached residential |
| West | R-1 | Fire station |

UTILITIES & SERVICES

| | |
|-----------------|-------------------------------|
| Sanitary Sewer | All City of Columbia Services |
| Water | |
| Electric | |
| Fire Protection | |

ACCESS

| Pedestrian Access Needs | |
|---|---|
| Sidewalks | None needed |
| CATSO Bicycle/Pedestrian Network Plan | Green Meadows Road is an urban trail/pedway |

| | |
|---|-------------------|
| Green Meadows Road | Southeast of site |
| Major Roadway Plan classification | Major collector |
| Capital Improvement Program projects | Description: None |
| Right-of-way needed | Unknown |

| | |
|---|-------------------|
| Green Meadows Circle | North of site |
| Major Roadway Plan classification | Local |
| Capital Improvement Program projects | Description: None |
| Right-of-way needed | Unknown |

PARKS & RECREATION

| | |
|----------------------------|-------------------------------|
| Neighborhood Parks Plan | None; Rock Bridge Park nearby |
| Trails Plan | None |
| Trail easement(s) | None |

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on February 28, 2012.

Two informational meetings have been held since the case was filed in advance of the public hearing. The first was hosted on February 22, 2012, at Rock Bridge Christian Church by the applicants, Nic and Brooke Parks of The Pinball Company, and their consulting engineer, Jay Gebhardt of A Civil Group. The second was the City's standard public information meeting, held February 28, 2012. Multiple meetings have also been held by the neighborhoods' homeowners.

The case has followed the standard schedule for rezoning requests, having been filed on February 13, 2012. Interested parties have requested the item be tabled, and at least one citizen requested it be re-advertised, due to his concern that insufficient time was allowed for neighbors to review the revised statement of intent, which was submitted on March 9, 2012. Staff has furnished this document and the accompanying, revised plan to several inquiring citizens and encouraged them to share the documentation with others who may be interested in it. The revisions were made in accordance with the Planning and Zoning Commission's rules of procedure, and did not contravene any other submittal standard.

| | |
|---|---|
| Public information meeting recap | Number of attendees: Nine (five adjacent residents, two applicants, and their two consultants) Comments/concerns: Several, namely centered on the C-P designation, permitted uses, and traffic |
| Neighborhood Association(s) notified | Green Meadows, Greenbriar-Trail Ridge, Rockbridge |
| Correspondence received | Several calls and e-mails requesting information and making comments in opposition |

STAFF RECOMMENDATION

Staff recommends denial of the rezoning request.

If the zoning is denied, the development plan is moot. If the zoning is approved, staff recommends modifications to the development plan.

Staff would also recommend denial of the plan's landscaping variance request.

Report prepared by ML

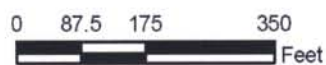
Approved by PRZ

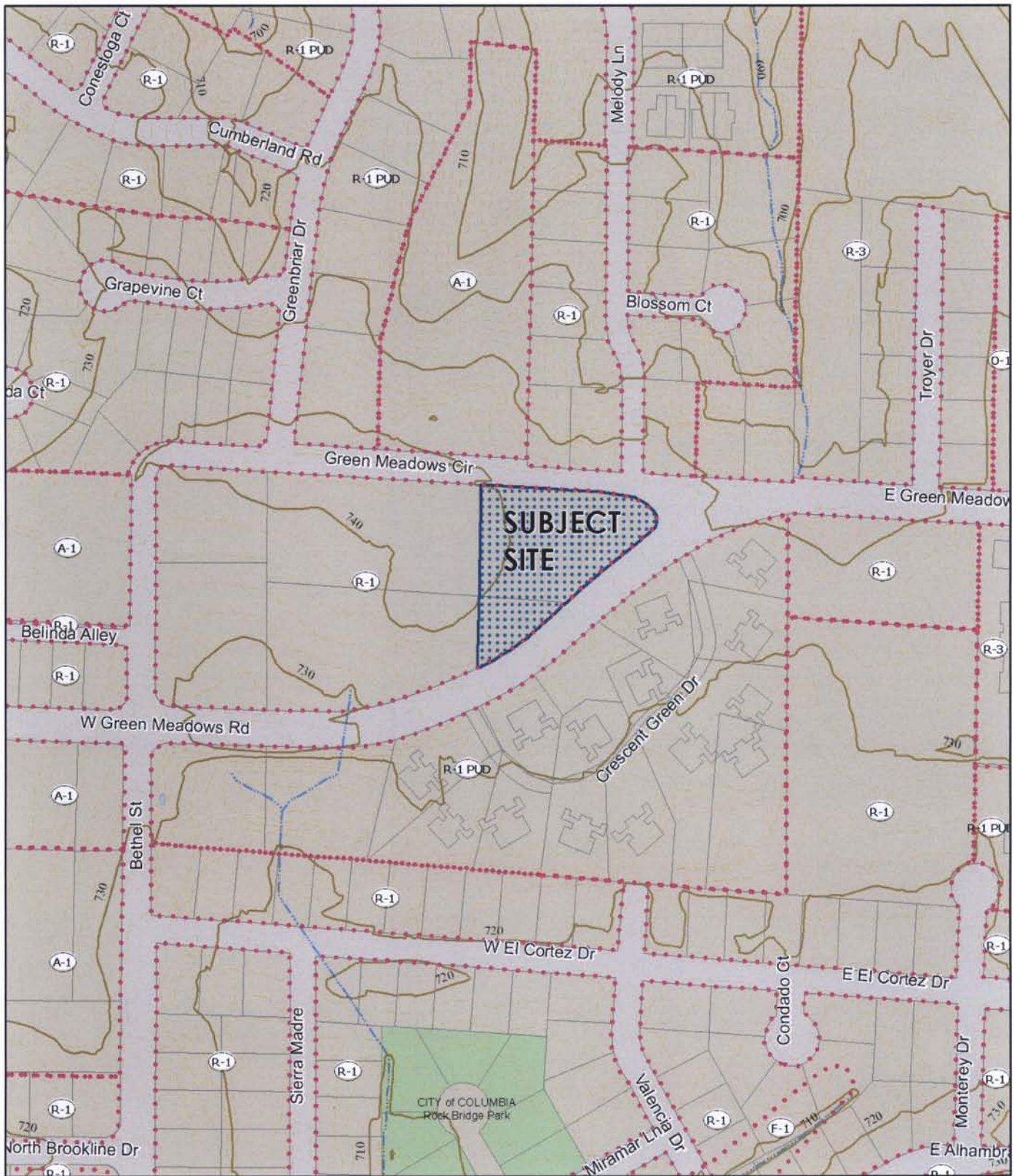


The Pinball Company **Case 12-28 C-P Plan & Rezoning**



Aerial Image 2007



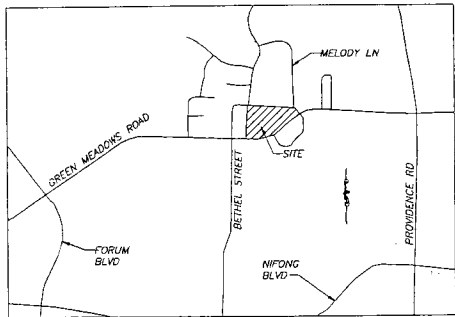


The Pinball Company **Case 12-28 C-P Plan & Rezoning**



0 87.5 175 350
 Feet
 1 inch represents 250 feet
 Contour Interval: 2 feet





LOCATION MAP
NOT TO SCALE

OWNER:
ROCK BRIDGE
CHRISTIAN CHURCH
301 W GREEN MEADOWS ROAD
COLUMBIA, MO 65203
(573) 442-4677

CONTRACT PURCHASER:
THE PINBALL COMPANY, LLC
C/O NIC PARKS
1020 E GREEN MEADOWS
ROAD, SUITE 112
COLUMBIA, MO 65201
(573) 442-4350

SITE DATA:
ZONING: R-1
ACREAGE: 1.45
LOCATION: GREEN MEADOWS
ROAD AND GREEN MEADOWS
CIRCLE

LEGEND

- MH EXISTING SANITARY MANHOLE
- PH PROPOSED SANITARY MANHOLE
- CD EXISTING SANITARY CLEANOUT
- CD PROPOSED SANITARY CLEANOUT
- PH EXISTING FIRE HYDRANT
- PH PROPOSED FIRE HYDRANT
- LP EXISTING LIGHT POLE
- LP PROPOSED LIGHT POLE
- EM EXISTING ELECTRIC METER
- EM PROPOSED ELECTRIC METER
- GM EXISTING GAS METER
- GM PROPOSED GAS METER
- WM EXISTING WATER METER
- WM PROPOSED WATER METER
- WB EXISTING CABLE BOX
- WB PROPOSED CABLE BOX
- WB EXISTING ELECTRIC TRANSFORMER
- WB PROPOSED ELECTRIC TRANSFORMER
- WB EXISTING TELEPHONE BOX
- WB PROPOSED TELEPHONE BOX
- WB EXISTING UTILITY POLE
- WB PROPOSED UTILITY POLE
- WB EXISTING WATER VALVE
- WB PROPOSED WATER VALVE
- WB EXISTING HANDICAPPED SPACE
- WB PROPOSED HANDICAPPED SPACE
- WB EXISTING HANDICAPPED SPACE
- WB PROPOSED HANDICAPPED SPACE
- WB EXISTING
- WB PROPOSED
- WB SET
- WB RECORD
- WB BORE HOLE
- WB BENCH MARK
- WB DRILL HOLE
- WB IRON PIPE
- WB REBAR
- WB MONUMENT
- WB PERMANENT MONUMENT
- WB RIGHT OF WAY MARKER
- WB STONE
- WB EXISTING STREET SIGN
- WB EXISTING BOLLARD
- WB EXISTING ROOF DRAIN
- WB EXISTING SPRINKLER VALVE
- WB EXISTING MAILBOX
- WB EXISTING FLAGPOLE
- WB BOONE COUNTY SURVEY
- WB FINISH GRADE
- WB TOP OF CURB
- WB TOP OF PAVEMENT
- WB FINISH FLOOR
- WB RADIAL LINE
- WB CENTERLINE
- WB 0.000 SQUARE FEET
- WB 00.00 AC ACRES
- WB X EXISTING FENCE
- WB X PROPOSED FENCE
- WB UE EXISTING UNDERGROUND ELECTRIC
- WB UE PROPOSED UNDERGROUND ELECTRIC
- WB UE EXISTING OVER-HEAD ELECTRIC
- WB UE PROPOSED OVER-HEAD ELECTRIC
- WB UT EXISTING UNDERGROUND TELEPHONE
- WB UT PROPOSED UNDERGROUND TELEPHONE
- WB OT EXISTING OVER-HEAD TELEPHONE
- WB OT PROPOSED OVER-HEAD TELEPHONE
- WB FO EXISTING FIBER OPTIC CABLE
- WB FO PROPOSED FIBER OPTIC CABLE
- WB G EXISTING GAS
- WB G PROPOSED GAS
- WB S EXISTING SANITARY
- WB S PROPOSED SANITARY
- WB FM EXISTING SANITARY FORCEMAIN
- WB FM PROPOSED SANITARY FORCEMAIN
- WB W EXISTING WATER
- WB W PROPOSED WATER
- WB EXISTING STORM SEWER
- WB PROPOSED STORM SEWER
- WB CATV EXISTING CABLE TELEVISION
- WB CATV PROPOSED CABLE TELEVISION
- WB RO EXISTING ROOF DRAIN
- WB RO PROPOSED ROOF DRAIN
- WB EXISTING FLOWLINE (E)
- WB EXISTING TREETLINE
- WB PRESERVED TREETLINE
- WB PROPOSED CONTOUR
- WB EXISTING CONTOUR
- WB T/C 772.00 PROPOSED SPOT ELEVATION
- WB F/G 771.50
- WB EROSION CONTROL SILT FENCE

GENERAL NOTES

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THE INTENTION OF THIS GATE IS TO PREVENT CUT-THRU TRAFFIC AND WILL ALLOW FOR ONE-WAY TRUCK TRAFFIC FROM GREEN MEADOWS ROAD TO GREEN MEADOWS CIRCLE.

BENCHMARK DATA

TOP OF EXISTING MANHOLE AT THE NORTHEAST CORNER OF THE LOT LOCATED AT THE NORTHEAST CORNER OF GREENBRIAR DRIVE AND GREEN MEADOWS CIRCLE.
ELEVATION = 737.11

PARKING DATA

LOT 202
PROFESSIONAL & BUSINESS OFFICE:
1 SPACE/300 SQ. FT.
8,468 SQ. FT./300 = 28.22 OR 28 SPACES
TOTAL REQUIRED: 28 SPACES (2 OF WHICH ARE REQUIRED TO BE HANDICAPPED SPACES, WITH 1 TO BE VAN ACCESSIBLE, AND 4 REQUIRED BICYCLE SPACES.)
PROVIDED:
28 PARKING SPACES
2 HANDICAPPED SPACES
4 BICYCLE SPACES
31 SPACES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH, PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.14 FEET; SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N87°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.89 FEET; SAID CURVE HAVING A CHORD S89°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET; SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.58; SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET; SAID CURVE HAVING A CHORD S49°48'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE NOTE
THERE WILL BE ONE MONUMENT SIGN AS SHOWN, NOT TO EXCEED 10' IN HEIGHT AND 48 SQUARE FEET IN AREA ALONG GREEN MEADOWS ROAD AND SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO 0-1 DISTRICTS.

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS.

LIGHTING NOTE
LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORM WATER STATEMENT
THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

TELEPHONE
CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: JONN WILSON
(573) 886-3500

CABLE TV
MEXACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RYUNTON
(573) 443-1535

ELECTRICITY
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
DON NICHOLSON
(573) 874-7250

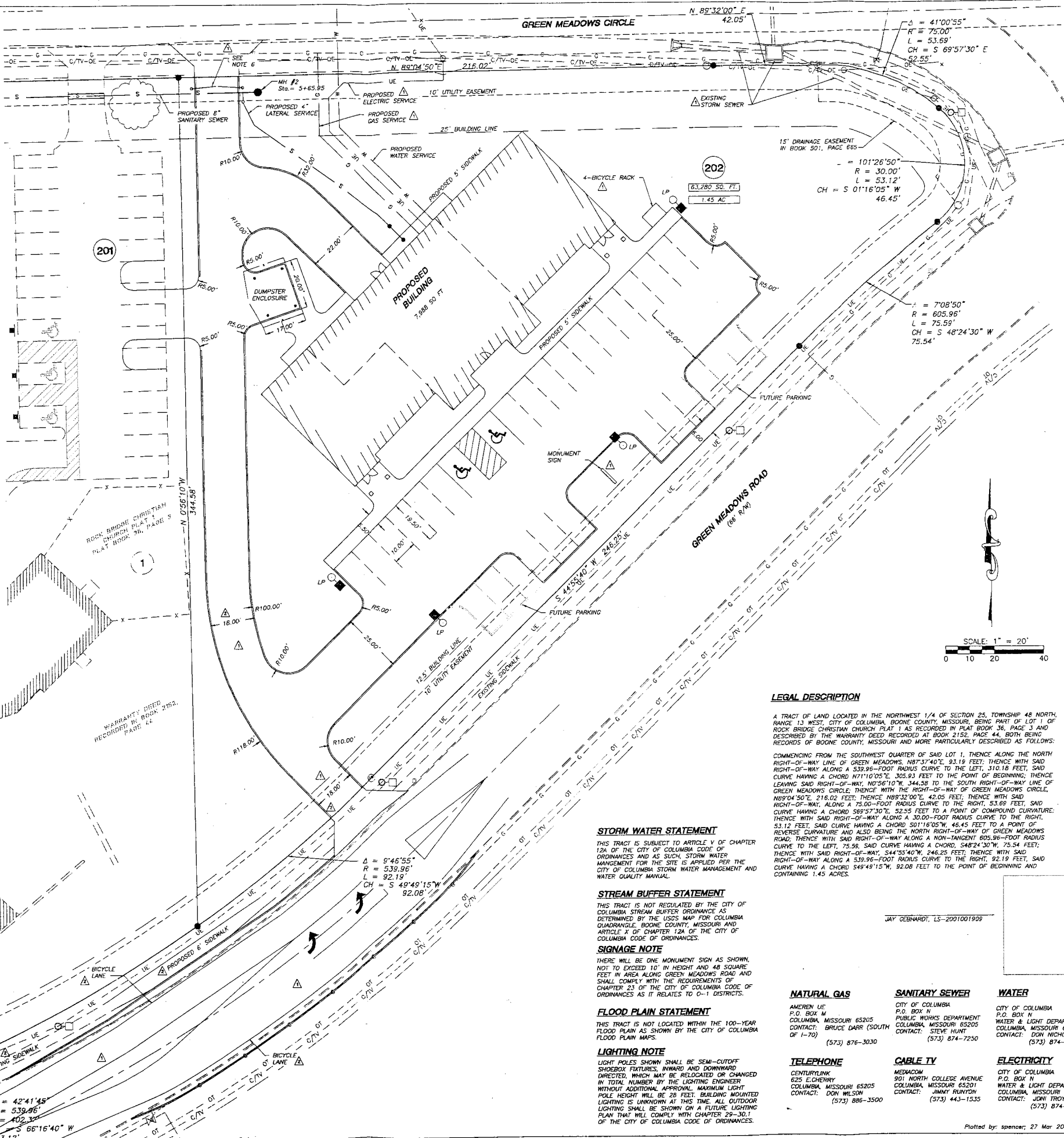
SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
DON NICHOLSON
(573) 874-7250

NATURAL GAS
AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DARR (SOUTH OF I-70)
(573) 876-3030

WATER
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
DON NICHOLSON
(573) 874-7250

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2012.
SHEELA AMIN, CITY CLERK
ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2012.
DOUG WHEELER, CHAIRPERSON



SCALE: 1" = 20'
0 10 20 40

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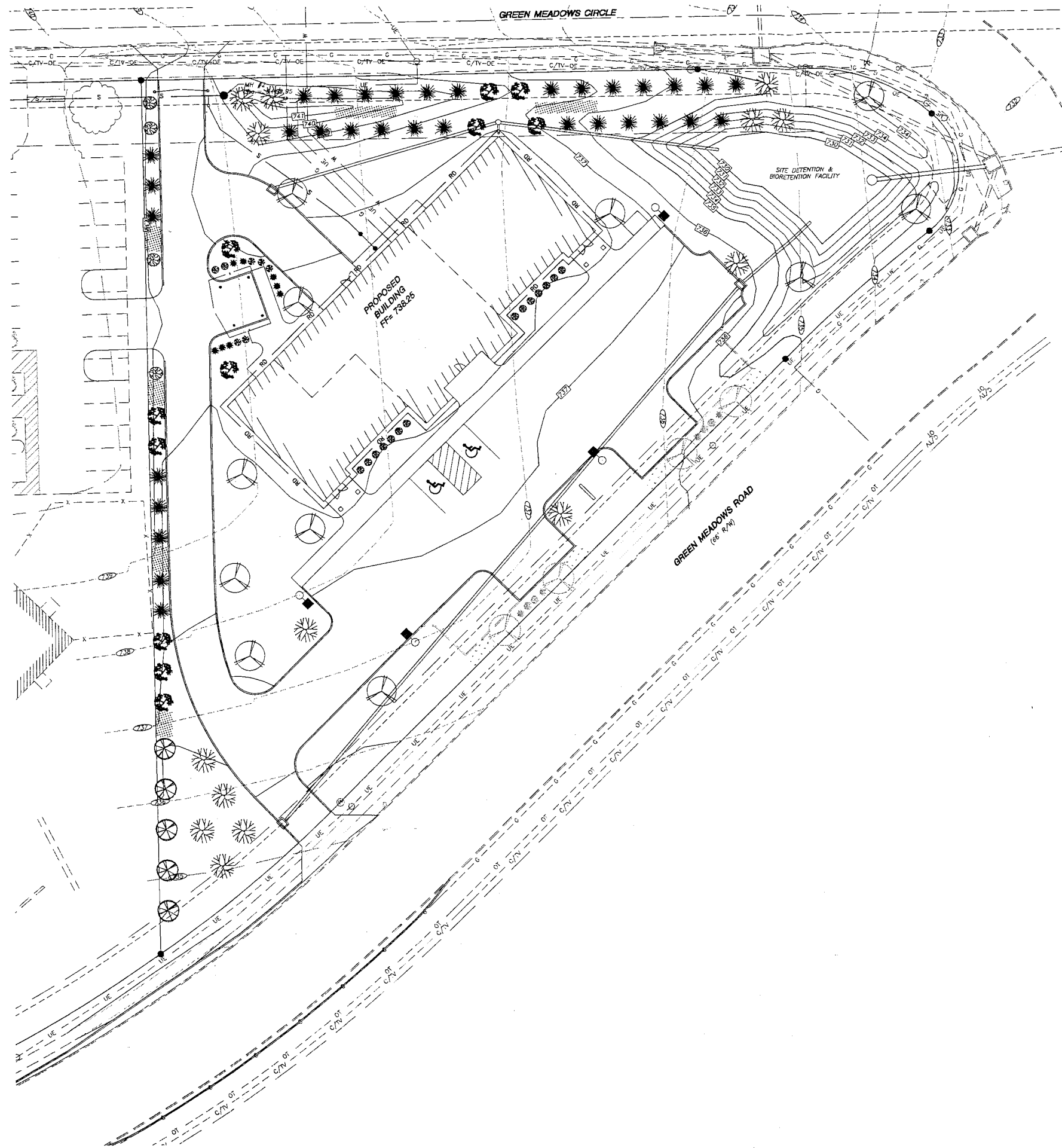
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THE PINBALL
COMPANY
C-P PLAN
FEBRUARY 13, 2012
C-P SITE PLAN
C101

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 100
COLUMBIA, MO 65209
PHONE: (573) 871-5752, FAX: (573) 871-5671

| JAY GEBHARDT MO E-15256 | | | |
|-------------------------|----------|---------------|----|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 02/12/12 | CITY COMMENTS | JC |
| 2 | 02/12/12 | CITY COMMENTS | JC |
| 3 | 02/12/12 | CITY COMMENTS | JC |
| 4 | 02/12/12 | CITY COMMENTS | JC |
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| 97 | 02/12/12 | CITY COMMENTS | JC |
| 98 | 02/12/12 | CITY COMMENTS | JC |
| 99 | 02/12/12 | CITY COMMENTS | JC |
| 100 | 02/12/12 | CITY COMMENTS | JC |

Plotted by: spencer; 27 Mar 2012 - 1:31pm



TREE PRESERVATION NOTE:
THERE IS NO CLIMAX FOREST ON THIS SITE.

LANDSCAPING NOTES:

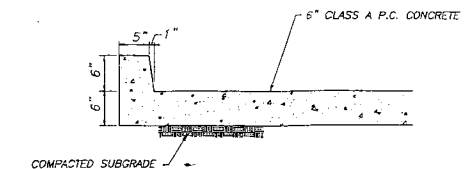
1. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
2. TOTAL AREA OF LOT = 1.45 AC. = 63,162 SQ. FT.
TOTAL PAVED AREA = 21,376 SQ. FT. (34.2%)
TOTAL BUILDING AREA = 7,988 SQ. FT. (12.6%)
TOTAL IMPERVIOUS AREA = 39,564 SQ. FT. (62.8%)
TOTAL AREA OF LANDSCAPING = 32,398 SQ. FT. (51.3%)
TOTAL AREA OF FUTURE PAVED AREA = 1,200 SQ. FT. (1.9%)
3. WHEN A DIFFERENT SPECIES IS DESIRED, AN EQUAL SHALL BE APPROVED PRIOR TO PURCHASE AND PLANTING.
4. 21,576 SQ. FT. / 4,500 = 4.79 OR 5 TREES REQUIRED.
NEW TREES SHOWN ON SITE

FUTURE BUFFER CALCS:
IF ADDITIONAL SPACES ARE ADDED, BUFFER LANDSCAPING SHALL BE REQUIRED AT THE CURRENT DESIGN THERE ARE TWO-61 LF SEGMENTS OF PARKING LOT.
61 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 1 TREES AND 8 BUSHES FOR 50% OPACITY.
2 TREES PROVIDED, 4 BUSHES PROVIDED.

- (11) MED./LG SHADE TREE-2" CAL. (REDAL PRINCE OAK, GREEN PILLAR PIN OAK)
- (11) MED./LG SHADE TREE-2" CAL. (BRANDYWINE OR SUN VALLEY MAPLE)
- (14) ORNAMENTAL TREE-4" TALL (EDITH BOQUE MAGNOLIA, RED BUD)
- (33) EVERGREEN TREE-4" TALL (TECHNY ARBORVITAE)
- (5) EVERGREEN TREE-6" TALL (NORWAY SPRUCE)
- (4) LARGE DECIDUOUS SHRUB-2 GAL. (ARROWWOOD)
- (16) SMALL DECIDUOUS SHRUB-2 GAL. (DMART BUSH HONEYSUCKLE, NEW JERSEY TEA)
- (8) EVERGREEN SHRUB-2 GAL. (GREEN MOUNTAIN BOXWOOD)
- (5) UPRIGHT EVERGREEN SHRUB-2 GAL. (ARBORVITAE, HETZ MIDGET)
- LAWN/TURF GRASS
- ORNAMENTAL GRASSES (FEATHER REED GRASS)

SITE DETENTION NOTES:

1. APPROXIMATE SIZE OF ON-SITE DETENTION IS 1,610 SQ. FT.
2. DESIGN STORM TO BE MET IS THE 1, 2, 10 AND 100-YEAR STORMS.



**CONCRETE CURB AND GUTTER
DETAIL**

SCALE: 1" = 20'
0 10 20 40

Plotted by: spencer; 27 Mar 2012 ~ 1:31pm

**THE PINBALL
COMPANY**
C-P PLAN
FEBRUARY 13, 2012
C-P GRADING &
LANDSCAPING PLAN
C102

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
7401 BEDFORDWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MD 21046
PHONE: (571) 811-5750, FAX: (571) 811-1671

| | | | |
|----------------------|----------|---------------|----|
| 3/17/2012 MD E-25052 | | | |
| REV | DATE | DESCRIPTION | BY |
| 1 | 02/22/12 | CITY COMMENTS | JC |
| 2 | 03/06/12 | CITY COMMENTS | JC |
| ACQ JOB# COIL12-02 | | | |
| DRAWING# COIL12.02 | | | |
| ENGINEER: JC | | | |
| P.M.: BAB | | | |
| DRAWN BY: BAB | | | |
| PLOTTED: 02/10/12 | | | |
| DWG C102 | | | |
| SHEET 2 OF 2 | | | |

Rock Bridge Christian Church (Disciples of Christ)



Rev. Maureen Dickmann, Pastor

301 West Green Meadows Road

Columbia, MO 65203

(573) 442-4677

www.rockbridgecc.org

April 3, 2012

City of Columbia
Planning and Zoning Committee

The Rock Bridge Christian Church supports the zoning change requested by The Pinball Company from R-1 to C-P for the parcel of land on Green Meadows Road that our church has had for sale for over two years.

There are no single family dwellings to the east or to the west of this parcel of land on either side of Green Meadows Road, Commercial buildings, duplexes, apartments, a church and a firehouse line the street.

Our church definitely intends to sell that piece of property. We believe that the plan that The Pinball Company proposes blends in well with the neighborhood and minimizes traffic concerns. In our opinion, it is the best feasible option for the land.

Sincerely,

Maureen Dickmann, M. Div.
Pastor

Rock Bridge Christian Church joyfully welcomes persons of every race, ethnicity, age, sexual orientation, economic status, educational level, and differing ability into an intentionally inclusive faith community. We experience the liberating, reconciling love of Christ through creative opportunities to worship God and serve those who are in need in Columbia and throughout the world.

Come as you are, grow as you serve.

Matthew Lepke - Fwd: Fwd: Citizen Feedback Form : 4-5-2012 01:51:05 pm

From: Shane Creech <sscreech@gocolumbiamo.com>
To: David Bauer <dcbauer@gocolumbiamo.com>, "Lepke, Matthew" <mjlepke@gocolu...>
Date: 4/5/2012 3:56 PM
Subject: Fwd: Fwd: Citizen Feedback Form : 4-5-2012 01:51:05 pm

FYI only.

Shane S. Creech, P.E.
Building & Site Development Manager
Community Development Department
Tel: 573-874-7474
E-mail: sscreech@gocolumbiamo.com

----- Forwarded message -----

From: **Scott Bitterman** <SABITTER@gocolumbiamo.com>
Date: Thu, Apr 5, 2012 at 3:07 PM
Subject: Re: Fwd: Citizen Feedback Form : 4-5-2012 01:51:05 pm
To: David NICHOLS <DANICHOL@gocolumbiamo.com>
Cc: sscreech@gocolumbiamo.com, test-google-a.com

I am aware of the issue. I don't think the bike lanes are narrowed, just part of a widened integral curb. The widening is due to a left turn lane I required if they wanted to access Green Meadows Road instead of Green Meadows Circle.

>>> David NICHOLS <danichol@gocolumbiamo.com> 4/5/2012 2:34 PM >>>
See email from Roy Dudark, did we comment about these items in our review?

----- Forwarded message -----

From: Jill Stedem <JRSTEDDEM@gocolumbiamo.com>
Date: Thu, Apr 5, 2012 at 1:54 PM
Subject: Fwd: Citizen Feedback Form : 4-5-2012 01:51:05 pm
To: Stuart King <SHK@gocolumbiamo.com>, danichol@gocolumbiamo.com, test-google-a.com

fyi

----- Forwarded message -----

From: rdudark@socket.net <rdudark@socket.net>
To: JRSTEDDEM@GoColumbiaMO.com, CTCURTIS@GoColumbiaMO.com
Cc:
Date: Thu, 5 Apr 2012 13:51:05 -0500 (CDT)
Subject: Citizen Feedback Form : 4-5-2012 01:51:05 pm

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@gocolumbiamo.com.

Below are the results of a Web form submitted on: April 5th, 2012 at 01:51PM (CDT).

Name: Roy Dudark

Email Address: rdudark@socket.net

Comments: I wanted to inform you about a C-P Plan on the P&Z agenda tonight which would widen Green Meadows Road just west of Green Meadows Circle. The widening would narrow the marked bike lanes and take the sidewalk to the edge of the curb eliminating the grass buffer strip. You can get more info from Matthew Lepke in Planning at 874-7437.

IP:174.34.2.190

Form: Citizen Feedback Form

Matthew Lepke - Re: Pin Ball Request Staff Report

From: Timothy Teddy <ttteddy@gocolumbiamo.com>
To: jay@acivilgroup.com
Date: 4/5/2012 12:37 PM
Subject: Re: Pin Ball Request Staff Report
CC: MJLEPKE@GoColumbiaMO.com, PRZENNER@GoColumbiaMO.com, brent@acivilgroup.c...

Jay,

The main staff report is the same one provided for the March 22 meeting. In the supplemental memo, staff indicates that the changes to the site plan have eliminated the need for a screening variance. We hope that is sufficient summary on the plan changes; staff can handle questions regarding plan compliance during the hearing if necessary.

Tim

On Apr 4, 2012, at 8:10 AM, "Jay Gebhardt <jay@acivilgroup.com>" <jay@acivilgroup.com> wrote:

Hi Tim

In the Staff report, near the end, there is the following: "....If the plan is approved, staff recommends modifications to the plan"

What are these modifications? Is this language used because the staff report was put out early to relieve some pressure from the neighbors and my last revisions had not been reviewed? I believe I have addressed all of the staff's concerns and questions about the plan. If there are additional modifications that are required by the ordinances / regulations then I would appreciate knowing what they (if any) are before the meeting.

If there are none and you are willing, I would appreciate that when Matt does his staff report some mention that if the zoning is recommended for approval, the plan has been reviewed and is in compliance with all requirements for a request such as this. At the minimum I would request that there is some explanation of the modifications your report talks about.

If these are opinions of your staff or yourself, on what would

make a better plan, I would like to hear those as well. We may not agree, but I am always open to suggestions.

I know this request has required a great deal of effort on your staff and yourself. I know it is part of your job description, but I just wanted to say Thank You to you and your staff.

Jay

<mime.822>

Matthew Lepke - Re: Pinball Co. roadway widening

From: "Donna Dudark" <ddudark@socket.net>
To: "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>
Date: 4/5/2012 10:00 AM
Subject: Re: Pinball Co. roadway widening

Matthew,

The Revised C-P plan does not mimic the bike lanes on both sides of Green Meadows Road as you said. Note that the plan drawing shows the marked lanes narrowing from about 6' wide along the existing curb prior to the street widening to about 4' wide along the new curb where the widening occurs for the left turn lane.

The plan drawing shows a new 6' sidewalk abutting the curb along the north side where the street widening occurs. This eliminates the grass buffer strip thereby changing the appearance of the streetscape from residential to commercial. The plan drawing does not show the sidewalk on the south side of the roadway. So, what happens to the grass buffer strip between the new curb and sidewalk where the street widening occurs on the south side?
Roy

----- Original Message -----

From: Matthew Lepke
To: ddudark@centurytel.net
Sent: Thursday, March 15, 2012 6:33 PM
Subject: Pinball Co. roadway widening

The new width after the proposed widening, according to my scale, is between 41-43 feet. It appears to be a 38-foot wide section at present. The plan shows lines that mimic the bike lanes on both sides of the roadway, four feet from the front of the curb on either side.

I believe the Public Works traffic division had suggested the left turn lane during earlier review, though I was not party to that conversation. My understanding is that PW traffic has reviewed the revised plan, and it would like further discussion of the proposed widening/left turn lane with Jay Gebhardt. Please feel free to contact Scott Bitterman or Richard Stone at PW traffic, at 874-7649 or 874-7643 respectively, if you have further questions about the roadway.

I hope this helps,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development-Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

www.goColumbiaMo.com

www.Columbialmaged.com

>>> <ddudark@centurytel.net> 3/15/2012 5:17 PM >>>

Matthew,

What is the width of Green Meadows Road from the back of each curb now and after the proposed widening?
Does the proposed widening take into consideration the marked bike lanes on both sides? Has Public Works reviewed the proposed widening plans and what did they conclude?

Roy

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2114/4875 - Release Date: 03/16/12

Matthew Lepke - RE: P&Z List

From: Matthew Lepke
To: roy dudark
Date: 3/28/2012 12:00 PM
Subject: RE: P&Z List

Good deal; I'll note this up front at well.
Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
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www.Columbialmaged.com

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 11:44 AM >>>

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

Matthew Lepke - RE: P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>
Date: 3/28/2012 11:45 AM
Subject: RE: P&Z List

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

From: Matthew Lepke [mailto: MJLEPKE@gocolumbiamo.com]
Sent: Wednesday, March 28, 2012 10:30 AM
To: roy dudark
Cc: ddudark@centurytel.net
Subject: Re: P&Z List

Roy--
I do not know why that address was used. As you're aware, I've not been using that address when you and I have corresponded. Rather, you have been using the ddudark@centurytel.net address in previous communications, and I've replied to that address. Today, you've written with a different address; which one is best for you as we further correspond?

I'm sorry if anyone in our office used an incorrect address, as he or she may not have known that you were not using that address or that the e-mail service is no longer in business.
As for the plan revision, most changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot. City staff requested these changes, save for the driveway, which was done to put the landscaping on the east side of the shared property line.

Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

I hope the information provided to you yesterday is sufficient; if not, please contact us.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

Matthew Lepke - Re: 12-28 Pinball Co

From: Matthew Lepke
To: David Bauer
Date: 3/28/2012 8:58 AM
Subject: Re: 12-28 Pinball Co

I didn't see Scott; I gave the plans to Pat Burbridge. So, I'd say contact Scott and see what he has to say.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> David Bauer 3/28/2012 8:58 AM >>>
Matthew,

You brought by the latest and greatest yesterday and said you had given Scott Bitterman a copy to review. Did you discuss with him whether he would be providing comments to me or directly to you? I only ask because Chad has looked it over and Traffic was the only other outstanding comment that needed to be addressed. Didn't know if I should wait on Mr Bitterman or send in Chad's response.

- David -

Matthew Lepke - P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:22 AM
Subject: P&Z List

If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

Matthew Lepke - RE: Pinball Co. revised PDF

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:11 AM
Subject: RE: Pinball Co. revised PDF
CC: <Ward5@gocolumbiamo.com>, <nwelty@mchsi.com>, <TTTEDDY@gocolumbiamo.com>

Matthew,

What are the significant changes in this plan compared to the previous C-P Plan? Which changes are proposed by the consulting engineer and which ones were requested by city staff?

Roy Dudark

----- Original Message -----

From: Matthew Lepke
To: ddudark@centurytel.net ; Timothy Teddy ; City Of Columbia Ward5 ; nwelly@mchsi.com
Sent: Tuesday, March 27, 2012 1:41 PM
Subject: Pinball Co. revised PDF

Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
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701 E. Broadway
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www.ColumbiaImagined.com

No virus found in this message. . .
Checked by AVG - www.avg.com
Version: 2012.0.1913 / Virus Database: 2114/4897 - Release Date: 03/27/12

Matthew Lepke - Re: Pinball Co. revised PDF

From: Matthew Lepke
To: City Of Columbia Ward5; Teddy, Timothy
Date: 3/27/2012 5:19 PM
Subject: Re: Pinball Co. revised PDF

Many of the changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

I've not had time to finish checking for anything else, but these are the changes of which I'm aware at present. Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.ColumbiaImagined.com

From: City Of Columbia Ward5 <ward5@gocolumbiamo.com>
To: MJLEPKE@GoColumbiaMO.com
Date: 3/27/2012 3:20 PM
Subject: Re: Pinball Co. revised PDF

Matthew - what is the revision?

Thanks,
Helen

Sent from my iPad

On Mar 27, 2012, at 1:41 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

> Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

> Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

>

>

>

> -----|--

> Matthew Lepke, AICP

> Planner

> City of Columbia, Mo.

> Community Development--Planning Division

> 701 E. Broadway

> PO Box 6015

> Columbia, MO 65205

> 573.874.7239 office

> 573.874.7437 direct

> www.goColumbiaMo.com (<http://www.gocolumbiamo.com/>)

> www.ColumbiaImagined.com (<http://www.columbiaimagined.com/>)

> <TEXT.htm>

> <PINBALL C-P 032712_1.pdf>

Matthew Lepke - Pinball C-P

From: Spencer Haskamp <spencer@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/27/2012 1:31 PM
Subject: Pinball C-P
Attachments: PINBALL C-P 032712.pdf

Matthew, attached is a PDF as requested.

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acghomeandbuildinginspection.com

Matthew Lepke - Re: Pinball C-P

From: Matthew Lepke
To: Spencer Haskamp
Date: 3/27/2012 8:47 AM
Subject: Re: Pinball C-P

I'll take six; thanks for asking.
Please also send the revised PDF when you have a moment.
Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> Spencer Haskamp <spencer@acivilgroup.com> 3/27/2012 8:39 AM >>>
Matthew, I am helping fill in for Brent on the Pinball C-P plan. We have all the comments addressed and are ready to resubmit. How many copies are needed for resubmittal? Thanks

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acghomeandbuildinginspection.com

From: <karl.kruse@mchsi.com>
To: Tim Teddy <TTTeddy@gocolumbiamo.com>
CC: Traci Wilson-Kleekamp <twilsonklee@earthlink.net>
Date: 3/26/2012 8:34 AM
Subject: Proposed rezoning at Green Meadows and Green Meadows Cr. (12-28)

TO: Planning and Zoning Commission

FROM: Karl Kruse

DATE: March 26, 2012

RE: Application for rezoning 12-28

The above application for C-P zoning with office uses at the intersection of Green Meadows and Green Meadows Cr. is, in my view, not well conceived. It's basically in the middle of a residential and institutional area with A-1, R-1, PUD nearby in every direction. There are many acres of undeveloped property already zoned for commercial and office use within several blocks of the site, including at Nifong and Bethel, Nifong and Forum and in the East Green Meadows/Buttwood area.

Personally, I believe a more appropriate use of this site, an important gateway to the neighborhood, would be PUD, pre-school or something similar.

--

Karl Kruse
2405 Lynnwood Dr.
Columbia, MO 65203
Cell: 573-424-7339

From: Jeff Koppelman <koppej@msn.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...
CC: Helen Anthony <hanthony@mchsi.com>, <protectgreenmeadows@yahoogroups.com>
Date: 3/25/2012 7:24 PM
Subject: Green Meadows P&Z Request

Mayor, P&Z, Mr. Teddy:

I have written to Ms. Anthony and Mr. Teddy already, voicing my opposition to anything other than R1 in the neighborhood. I thought, mistakenly, that this would have gone away by now but that evidently is not to happen without administrative intervention. My wife and I have lived at 212 Hollyridge Lane, 1 block north of the proposed business, for 25 years. We had intended to retire soon and maintain this address. However, actions by the city have brought into question exactly what the city will be like 10-30 years from now. It is hard for us to fathom why this proposed business would pick this residential site on a road that will only get more congested as the city grows. It has to be because of getting commercial property at a residential rate -- but where does that approach end? We envision more encroachment if this zoning change goes thru, possibly including the whole church property and adjacent open lands near the intersection of Bethel and Green Meadows. It is also hard for me to fathom why: 1) residential real estate companies do not question the loss of potential sales as more home sites go into commercial. In addition, their commissions are based on the value of homes and those in this neighborhood will be de-valued. Likewise for other neighborhoods where this likely will be proposed as well if this goes through. 2) commercial real estate folks do not question loss of business when so many empty businesses are available for sale/lease and so much land is available that is already commercial. This cannot be helpful to them unless they foresee a run on R1 property conversion, again, at a cheaper rate. There are business sites/offices vacant downtown (e.g., Providence north of Stewart Rd.) The whole Green Meadows/Buttonwood area is largely vacant after buildings have been constructed or ground scraped. Are those areas not available for the proposed business? 3) why the city markets Columbia as a great place to live and entices retirees to settle here, when at any time their homes may be invaded by commercial/office development. That is not an attraction and only reduces the value of their investment. Does the city have a long-term growth plan that calls for putting more businesses west of current businesses near Providence? If so, they need to be forthcoming with that information so that residents know what is in store for them. This city did not receive its great ratings for livability in the past because of its penchant for disturbing neighborhoods, so I hope this is just an isolated end-run. In closing, let me say that we have lived in Columbia because it strived to be a pleasant, informed, progressive city. Let's hope that has not changed. Sincerely, Jeff and Maureen Koppelman 573-808-4359

Matthew Lepke - PZC information

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Dudark, Roy" <wdudark@coin.org>
Date: 3/23/2012 3:56 PM
Subject: PZC information
CC: "Teddy, Timothy" <ttteddy@gocolumbiamo.com>, "Barrow, Jeff" <jeffrey.bar...>

Roy - Listed below are the phone numbers which appear on the application to serve on the PZC and are open records. Sorry I got busy this morning and just now got to this for you.

Doug Wheeler - Chair - 876-2895 or 881-2858
Ray Puri - V-Chair - 814-5464
Matthew VanderTuig - Secretary - 356-7625
Steve Reichlin - 442-4880
Jeff Barrow - 356-7433
Rusty Strodtman - 864-5002
Andy Lee 449-6442 or 999-6442
Ann Peters 474-5759 or 415-602-2896

Let me know if you need anything else from me.

From: "Brenda Blankenship" <BBlanken@columbia.k12.mo.us>
To: <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>
Date: 3/22/2012 12:47 PM
Subject: Rezoning Case #12-28

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship
306 Cumberland Rd
Columbia, Missouri 65203

From: Sarah Hill <sarahhill@mchsi.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...
CC: Helen Anthony <hanthony@mchsi.com>
Date: 3/22/2012 11:55 AM
Subject: Rezoning Case #12-28

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Andy and Sarah Hill
3005 Greenbriar Drive

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Mike and Joan Gillingham
3004 Greenbriar Drive

FAX 573-874-7546

RECEIVED
REVISED
MAR 23 2012

PLANNING DEPT.

From: Lawrence Rugolo <lrugolo@mediacombb.net>
To: <hanthony@mchsi.com>
CC: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 10:40 PM
Subject: Green Meadows rezoning

Dear Council Representative Helen Anthony,

We strongly oppose rezoning the area on Green Meadows Road near the Rock Bridge Christian Church from R1 to either CP or O1. There are plenty of properly zoned real estate and building sites very near the proposed site, namely the Peach Tree area south of Nifong and west of Providence Road. We hope that you will argue against the proposed rezoning.

Lawrence and Carol Rugolo
2509 Cimarron Drive
Columbia, MO 65203

cc/ Tim Teddy, City of Columbia – Community Development

From: "Russell Greene" <rcgreene@centurytel.net>
To: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 9:15 PM
Subject: Green Meadows rezoning

I am opposed to rezoning the plot of land next to the church on Green Meadows. This is a residential area and I don't want to see a commercial business placed in it at that location. The traffic on Green Meadows is quite heavy and gets jammed up at the Bethel stop sign and at Providence road. I live on Vail Drive and many times have difficulty getting on to Green Meadows off of Skylark. Please do not approve this rezoning request.

Thank-you,

Russ Greene

2705 Vail Drive

Columbia, MO 65203

From: Lapkin Phil <phillapkin@me.com>
To: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 8:31 PM
Subject: Green Meadows Rezoning Request

My wife and I have lived on Cimarron Drive for the past 12 years and off of Green Meadows for 8 years prior to that. We have seen a lot of development in the adjacent areas, as well as the construction of the Fire Department station several years ago, which we think was thoughtfully designed to fit in well with the neighborhood. We are very much against the rezoning of the parcel of land on Green Meadows and Green Meadows Circle from R1 to either Commercial or Office. It is entirely inappropriate to introduce retail commercial or office buildings in a buffer zone surrounded by residential properties. Please vote to deny this rezoning request.

Thank you for your careful consideration of our opinion

Phil Lapkin
ENG-EFP Production
Cell (573) 268-8211
Hm (573) 874-6745
www.flamingobeachvilla.com

From: Nicole Clemens <nbclemens@yahoo.com>
To: "TTTEDDY@gocolumbiamo.com" <TTTEDDY@gocolumbiamo.com>
CC: "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "ward5@GoColumb...
Date: 3/21/2012 5:14 PM
Subject: Green Meadows Rezoning Request (12-28)

To: Columbia Planning and Zoning Commission
From: Nicole Clemens
Date: March 20, 2012

Dear Commissioners:

This email is to express my disapproval for the potential rezoning of the land at the corner of Green Meadows Rd. and Green Meadows Circle in the strongest of terms.

I have been a resident of this community since 2000. After completing my degree at MU, I chose to stay and raise my family here. Much of the draw to this city and the neighborhood in which I chose to live was its neighborhood feel and its green space. My residence is directly across Green Meadows Road from the land proposed for rezoning. By considering the proposal of The Pinball Company, the commissioners are undermining the integrity of the community.

I do not assume that nothing will ever be built on the land in question. Nor do I oppose the idea of building there eventually. I do, however, oppose in the strongest terms allowing Nic and Brooke Parks to proceed with their proposal for land use. Even the Parks themselves said at their first public meeting that they would run the business out of their own home, but their "neighbors wouldn't be too happy about that" because this is not an appropriate use for land in a residential area. There have been mentioned several potential compatible uses that do not invite the commercial corridor to encroach into a neighborhood.

In several community meetings with the couple and their representative, they have billed their business as "low-impact" and "internet sales". However, "internet sales" has a completely different connotation than "refurbishing machines in a warehouse which requires the use of multiple tractor trailers a week", which is what their business actually entails. The most recent proposal includes the addition of a turn lane on Green Meadows which would run right next to my home. This is an area already high in pedestrian and bike traffic. Inviting more vehicular traffic by rezoning is not only inconvenient, but dangerous. This is certainly not minimizing of adverse impacts as stated in C-P

zoning objectives.

In addition to disallowing C-P zoning, as is staff recommendation, I also strongly urge the council to disapprove O-1 zoning, as well. All the surrounding land is residential, as

it should be. The Parks and their cohorts continue to try to equate their intended uses to those of the church and fire house. This is simply not the case. Any O-1 office use has a negative impact on the neighborhood, whereas a firehouse and a church add to the sense of community established through existing R-1 and PUD zoning. This would seem to be a classic example of spot zoning. It would be beneficial to neither the existing neighborhood nor to the image of the commission. Rezoning this land sets a dangerous

precedent

which invites the buying and rezoning of residential land throughout the city, rendering any neighborhood vulnerable to intrusion by various commercial interests.

It is for these reasons, among others already voiced by my neighbors, that while I strongly agree with staff's recommendation to deny C-P, I strongly disagree with the committee's suggestion that O-P zoning would be appropriate for this location.

Sincerely,

Nicole Clemens

236 W. Green Meadows Rd.

From: "Charles E. W. Ward" <czar8196@gmail.com>
To: <ttteddy@GoColumbiaMO.com>
CC: <ward5@GoColumbiaMo.com>, <hanthony@mchsi.com>, <planning@gocolumbiamo.com>
Date: 3/21/2012 1:30 PM
Subject: Proposed Green Meadows rezoning

Mr. Teddy:

My wife and I are Ward 5 residents; our home is located not far from the Green Meadows tract proposed for rezoning from R-1 to CP (Commercial) or O-1 (Office).

We strongly object to this rezoning proposal. It is an unjustifiable invasion of commercial activity into an established residential area. Surely, no rational city plan could provide for an uncontrolled intermixing of commercial/office and residential development.

This tract is completely surrounded by non-commercially zoned property: on the west by the Rockbridge Christian church, on the north by R1 residential property and on the south and east by PUD attached homes. The character of the neighborhood would be totally disrupted by inserting business activity and associated traffic and parking into it. I would like to remind you of the City Council rejection several years ago of a commercial rezoning proposal for a nearby tract at the northwest corner of Bethel and Green Meadows on the grounds that this was inappropriate use for property in an established residential area.

While we do not live directly adjacent to the tract in question, we are concerned that our home's property value as well as that of our neighbors will be affected, since prospective home purchasers will be driving by this tract to reach our neighborhood and they will form negative attitudes of the neighborhood in general.

There is already an abundance of commercially zoned properties, both developed and undeveloped, within a short distance of the tract in question which could easily satisfy the needs of the commercial interests proposing this rezoning. As a result, no plausible case can be made for this request.

We are requesting that you act to preserve the quality of Columbia neighborhoods and deny this request.

Ann & Charles Ward
2400 Cimarron Drive
Columbia, MO 65203

Page 1

(3/19/2012) Marion Moreau - Fwd: Revised letter - Trailridge to remain R-1

From: Timothy Teddy
To: PZC Members Only
Date: 3/19/2012 10:01 AM
Subject: Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <aboyerstephens@gmail.com> 3/19/2012 9:22 AM >>>
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

Arden Boyer-Stephens

Matthew Lepke - Fwd: P&Z re Pinball Company/R-1 Zone

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:52 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: **Timothy Teddy** <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:37 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone
To: dlclark@gocolumbiamo.com.test-google-a.com

Denise,

Please forward to PZC Thanks Tim

>>> <jncdubes@mediacombb.net> 3/20/2012 9:21 AM >>>

Dear Ms. Anthony and Mr. Teddy:

We stand in opposition to the rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1 . We feel this request from them will not truly be for an "only an internet company" nor do we believe that should their request for rezoning pass that , our neighborhood, and extensive others, would not become vulnerable to other rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

We agree, with the majority of our neighbors, that our neighborhood opposes rezoning. We want our neighborhood to remain residential only and believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. There are

definitely many other areas within the city that are zoned, and available for business usage. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

We intend to be at the April 5th meeting, but prior to, wanted to express our concern pertaining to this matter. Our neighborhood needs to remain an R-1! We appreciate all that Traci Wilson-Kleekamp, and our association, is doing to protect our residential neighborhood.

Your help in this matter will be truly appreciated.

Jerry and Caye Dubes

2813 Greenbriar Drive

Columbia, MO 65203

Matthew Lepke - Fwd: Green Meadows rezoning proposal

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Lepke, Matthew" <mjlepke@gocolumbiamo.com>
Date: 3/22/2012 1:43 PM
Subject: Fwd: Green Meadows rezoning proposal

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:40 PM
Subject: Fwd: Green Meadows rezoning proposal
To: dlclark@gocolumbiamo.com, dlclark@gocolumbiamo.com.test-google-a.com

Denise please forward to PZC thanks.

Tim

>>> Stas Kolenikov <skolenik@yahoo.com> 3/21/2012 2:46 PM >>>
Dear Mr. Teddy, Mrs. Anthony,

I am one of the residents in the area that will be affected by rezoning if you let it pass through. I strongly oppose any rezoning of the property, and neither commercial nor office designation of the land will be satisfactory to the hundreds of residents in the adjacent neighborhoods. There is no commercial property for several blocks from this place. Having either construction or delivery vehicles on Green Meadows circle will be disruptive to the residents, and potentially blocking access for the fire trucks dispatched from the nearby Fire Station 7. I hope the proposal to rezone the property next to Rock Bridge Christian Church from R1 to CP or O1 will be denied. I believe the proponents of an online business will find plenty of land with better access from major streets in other parts of town.

Stas Kolenikov,
<http://stas.kolenikov.name/>

Matthew Lepke - Fwd: Green Meadows Gateway

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:48 PM
Subject: Fwd: Green Meadows Gateway

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:43 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:38 PM
Subject: Fwd: Green Meadows Gateway
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise please forward to PZC. Thanks. Tim

>>> "Jan Fewell" <jfewell@socket.net> 3/21/2012 12:49 PM >>>

Mr. Teddy,

We have resided in the Green Meadows area since 1987. We do NOT support a commercial (OP) or office (O1) zoning for use of the property on the Green Meadows Gateway. Please consider a better, more appropriate use for this property.

Thank you for your consideration.

Jan and Kent Fewell
704 Centennial Court
Columbia MO 65203

Matthew Lepke - Fwd: Green Meadows Zoning Request

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:51 PM
Subject: Fwd: Green Meadows Zoning Request

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:36 PM
Subject: Fwd: Green Meadows Zoning Request
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise, please forward this message and several to follow to the PZC. Thanks.

>>> J Kop <koppej@msn.com> 3/19/2012 9:38 PM >>>

Mr. Teddy: My wife and I live at 212 Hollyridge Lane and have done so for the last 25 years. We are not in favor of a zoning request for the church land that changes it to CP. That land needs to stay R1. We do not understand why, with all the commercial land available in this town, that R1 in an established neighborhood would be desirable unless it is to lead to more commercial or office properties. Even if the church were to stay, and the next plot between it and the fire station stayed as is, that one site would not be because of the additional trucks and traffic on Green Meadows Road. If you convert residential land, likely at a lower price than commercial land, to CP, it opens the door for further conversion in our neighborhood and we do not want that. Thank you for your time. Jeff and Maureen Koppelman

Matthew Lepke - Rezoning Case #12-28

From: "Brenda Blankenship" <Bblanken@columbia.k12.mo.us>
To: <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>
Date: 3/22/2012 12:47 PM
Subject: Rezoning Case #12-28

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship
306 Cumberland Rd
Columbia, Missouri 65203

Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:12 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Ranadhir Mitra" <mitrar@socket.net> 3/20/2012 10:14 AM >>>
Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my STRONG OPPOSITION to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] **On Behalf Of** James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods.

There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

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Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:14 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Lee Henson" <lhenson@leehenson.com> 3/20/2012 8:28 PM >>>
My family and I live just to the north and west of Joe's home. We strongly support Mr. Reese's views as well.

Lee, Maggle, and Nick Henson
3104 Greenbriar Dr.

-----Original Message-----

From: "Vandepopuliere, Joseph M. (Emeritus)" [vandepopulierej@missouri.edu]
Date: 03/20/2012 05:37 PM
To: "protectgreenmeadows@yahoogroups.com" <protectgreenmeadows@yahoogroups.com>,
"ttteddy@GoColumbiaMO.com" <ttteddy@GoColumbiaMO.com>, "planning@gocolumbiamo.com"
<planning@gocolumbiamo.com>, "mayor@GoColumbiaMo.com" <mayor@GoColumbiaMo.com>
CC: "'Helen Anthony'" <hanthony@mchsi.com>
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows
Circle

Mr. Teddy, P&Z Members & Council Members

Re: Rezoning Lot 201, Rock Bridge Christian Church, Plat 2

We have lived at 211 Green Meadows Circle since 1972. Our home fronts the church property. If the proposed structure was built we would see the back side when looking out the living room window. This would be very undesirable. Since Mr. James Reese, in his e-mail of March 20, 2012, described our concerns there is no need to repeat them. We agree with his statements and don't support Commercial or Office Zoning but do support the continuation of R-1 zoning in our area.

Sincerely,

J. M. Vandepopuliere and M. A. Vandepopuliere

211 Green Meadows Circle

573-449-5146

From: protectgreenmeadows@yahoogroups.com [protectgreenmeadows@yahoogroups.com] on behalf of Ranadhir Mitra [mitrar@socket.net]
Sent: Tuesday, March 20, 2012 10:14 AM
To: protectgreenmeadows@yahoogroups.com; ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: 'Helen Anthony'
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my **STRONG OPPOSITION** to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] On Behalf Of James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial

businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimмерon and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

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Subject: Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?

Date: Tuesday, March 20, 2012 10:54:17 AM CT

From: Jean Brueggenjohann

To: ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com

CC: Helen Anthony

Mr. Teddy, P&Z Members and Council Members,

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmaron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..." The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others. The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat. 2

Jean Brueggenjohann
410 Cumberland Rd.

RECEIVED
MAR 22 2012
PLANNING DEPT

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

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The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

From: Timothy Teddy
To: PZC Members Only
Date: 3/19/2012 10:01 AM
Subject: Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <aboyerstephens@gmail.com> 3/19/2012 9:22 AM >>>
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

Arden Boyer-Stephens

Subject: Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?
Date: Tuesday, March 20, 2012 10:54:17 AM CT
From: Jean Brueggenjohann
To: ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com
CC: Helen Anthony

Mr. Teddy, P&Z Members and Council Members,

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ...". The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others. The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

Jean Brueggenjohann
410 Cumberland Rd.

RECEIVED

MAR 23 2012

PLANNING DEPT.

Matthew Lepke - Re: Pin Ball Request Staff Report

From: Timothy Teddy <tteddy@gocolumbiamo.com>
To: jay@acivilgroup.com
Date: 4/5/2012 12:37 PM
Subject: Re: Pin Ball Request Staff Report
CC: MJLEPKE@GoColumbiaMO.com, PRZENNER@GoColumbiaMO.com, brent@acivilgroup.c...

Jay,

The main staff report is the same one provided for the March 22 meeting. In the supplemental memo, staff indicates that the changes to the site plan have eliminated the need for a screening variance. We hope that is sufficient summary on the plan changes; staff can handle questions regarding plan compliance during the hearing if necessary.

Tim

On Apr 4, 2012, at 8:10 AM, "Jay Gebhardt <jay@acivilgroup.com>" <jay@acivilgroup.com> wrote:

Hi Tim

In the Staff report, near the end, there is the following: "....If the plan is approved, staff recommends modifications to the plan"

What are these modifications? Is this language used because the staff report was put out early to relieve some pressure from the neighbors and my last revisions had not been reviewed? I believe I have addressed all of the staff's concerns and questions about the plan. If there are additional modifications that are required by the ordinances / regulations then I would appreciate knowing what they (if any) are before the meeting.

If there are none and you are willing, I would appreciate that when Matt does his staff report some mention that if the zoning is recommended for approval, the plan has been reviewed and is in compliance with all requirements for a request such as this. At the minimum I would request that there is some explanation of the modifications your report talks about.

If these are opinions of your staff or yourself, on what would

make a better plan, I would like to hear those as well. We may not agree, but I am always open to suggestions.

I know this request has required a great deal of effort on your staff and yourself. I know it is part of your job description, but I just wanted to say Thank You to you and your staff.

Jay

<mime.822>

Matthew Lepke - Re: Pinball Co. roadway widening

From: "Donna Dudark" <ddudark@socket.net>
To: "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>
Date: 4/5/2012 10:00 AM
Subject: Re: Pinball Co. roadway widening

Matthew,

The Revised C-P plan does not mimic the bike lanes on both sides of Green Meadows Road as you said. Note that the plan drawing shows the marked lanes narrowing from about 6' wide along the existing curb prior to the street widening to about 4' wide along the new curb where the widening occurs for the left turn lane.

The plan drawing shows a new 6' sidewalk abutting the curb along the north side where the street widening occurs. This eliminates the grass buffer strip thereby changing the appearance of the streetscape from residential to commercial. The plan drawing does not show the sidewalk on the south side of the roadway. So, what happens to the grass buffer strip between the new curb and sidewalk where the street widening occurs on the south side?
Roy

----- Original Message -----

From: Matthew Lepke
To: ddudark@centurytel.net
Sent: Thursday, March 15, 2012 6:33 PM
Subject: Pinball Co. roadway widening

The new width after the proposed widening, according to my scale, is between 41-43 feet. It appears to be a 38-foot wide section at present. The plan shows lines that mimic the bike lanes on both sides of the roadway, four feet from the front of the curb on either side.

I believe the Public Works traffic division had suggested the left turn lane during earlier review, though I was not party to that conversation. My understanding is that PW traffic has reviewed the revised plan, and it would like further discussion of the proposed widening/left turn lane with Jay Gebhardt. Please feel free to contact Scott Bitterman or Richard Stone at PW traffic, at 874-7649 or 874-7643 respectively, if you have further questions about the roadway.

I hope this helps,

-----|-----
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

www.goColumbiaMo.com

www.Columbialmaged.com

>>> <ddudark@centurytel.net> 3/15/2012 5:17 PM >>>

Matthew,

What is the width of Green Meadows Road from the back of each curb now and after the proposed widening?
Does the proposed widening take into consideration the marked bike lanes on both sides? Has Public Works reviewed the proposed widening plans and what did they conclude?

Roy

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2114/4875 - Release Date: 03/16/12

Matthew Lepke - Re: Pinball

From: Matthew Lepke
To: Jay Gebhardt
Date: 4/4/2012 2:20 PM
Subject: Re: Pinball

Okay; just bring me one of your color handouts (if you print one set 8.5x11 it might be better than 11x17) tomorrow night and I'll put it under the electronic overhead.
Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> Jay Gebhardt <jay@acivilgroup.com> 4/4/2012 12:57 PM >>>
Matt

I am not a power point guy so if you have the pictures for the overhead that would be all I would need.

thanks

jay

Matthew Lepke - Pinball

From: Matthew Lepke
To: jay@acivilgroup.com
Date: 4/4/2012 12:15 PM
Subject: Pinball

Jay-

We did not change the staff report from when it was tabled. As the supplemental memo notes, you've submitted a revised plan and the changes you made were satisfactory to staff, particularly in regard to the arborist's comments. You have responded to all outstanding staff comments, so consider the line you mentioned in the staff report as moot--though the PZC or Council may have their own modifications to suggest, of course.

Will you be bringing your laptop tomorrow night to run a power point show? Or will you have us operating the electronic overhead projector to show the images you sent in the PDF this morning like Matt Kriete did for the Conley Road case at the last meeting? I've not heard if anyone else is using the lectern's computer input yet.

Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - support for rezoning the land on Green Meadows Road

From: Jaime Freidrichs <jfreidrichs@gmail.com>
To: <MJLEPKE@GoColumbiaMO.com>
Date: 4/4/2012 11:08 AM
Subject: support for rezoning the land on Green Meadows Road
CC: <nic@thepinballcompany.com>, <jay@acivilgroup.com>, rbcc <rbcc@mchsi.com>

Mr. Lepke,

I am writing to express my support for the request made by Nic and Brooke Parks to rezone the land previously owned by Rock Bridge Christian Church in a way that would allow them to build their planned building for their business. I served on the board of Rock Bridge Christian Church when we made the decision first to list the triangle of land adjacent to our church building on 301 W. Green Meadows Road and to accept the Parks' offer to purchase the land for their business. I and other church leaders carefully considered what we would and would not want in a neighbor, and the Parks' plan fits our ideal. They have designed their proposed building in a way that is aesthetically fitting with the church and fire station that share the space.

From the time that we listed the land for sale, we at the church could not imagine someone wanting to develop that land for homes as allowed by the current zoning. We noted that our section of Green Meadows Road from Bethel to Providence had more traffic than most home owners seeking to build would want, and that residential property did not really make sense connected to a church and fire station.

When we decided to sell the land, we had to come to terms with the fact that it was not possible for that piece of land to remain vacant. I understand that is a difficult fact for the neighbors to come to terms with as well. We knew that the neighbors would not be happy with any plan to build, but feel confident that the Parks' plan offers the consideration for we all want for creating a building that fits in with the surrounding area. As an elder of Rock Bridge Christian Church, I believe that the Parks' and their business will be excellent neighbors and hope you will recommend the zoning change they've requested to allow that to happen.

Thank you for your consideration.

Sincerely,
Jaime Freidrichs
208 Westridge Drive, Columbia

Matthew Lepke - Pin Ball Request Staff Report

From: Jay Gebhardt <jay@acivilgroup.com>
To: Tim Teddy <TTTEDDY@gocolumbiamo.com>
Date: 4/4/2012 8:10 AM
Subject: Pin Ball Request Staff Report
CC: Pat Zenner <przenner@gocolumbiamo.com>, Matthew Lepke <MJLEPKE@gocolumbi...

Hi Tim

In the Staff report, near the end, there is the following: "...If the plan is approved, staff recommends modifications to the plan"

What are these modifications? Is this language used because the staff report was put out early to relieve some pressure from the neighbors and my last revisions had not been reviewed? I believe I have addressed all of the staff's concerns and questions about the plan. If there are additional modifications that are required by the ordinances / regulations then I would appreciate knowing what they (if any) are before the meeting.

If there are none and you are willing, I would appreciate that when Matt does his staff report some mention that if the zoning is recommended for approval, the plan has been reviewed and is in compliance with all requirements for a request such as this. At the minimum I would request that there is some explanation of the modifications your report talks about.

If these are opinions of your staff or yourself, on what would make a better plan, I would like to hear those as well. We may not agree, but I am always open to suggestions.

I know this request has required a great deal of effort on your staff and yourself. I know it is part of your job description, but I just wanted to say Thank You to you and your staff.

Jay

Matthew Lepke - Fwd: The Pinball Company C-P Plan

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 4/4/2012 5:52 AM
Subject: Fwd: The Pinball Company C-P Plan
CC: Nic Parks <nic@thepinballcompany.com>
Attachments: P&Z Packet 040312-A.pdf

Matt

Attached are the pictures I will be using for Planning and Zoning. I thought you might like to have them early in case you wanted to have them available as a pdf.

Thanks

Jay

----- Forwarded message -----

From: Brent Brown <brent@acivilgroup.com>
Date: Tue, Apr 3, 2012 at 10:46 AM
Subject: The Pinball Company C-P Plan
To: Jay Gebhardt <jay@acivilgroup.com>
Cc: Spencer Haskamp <spencer@acivilgroup.com>

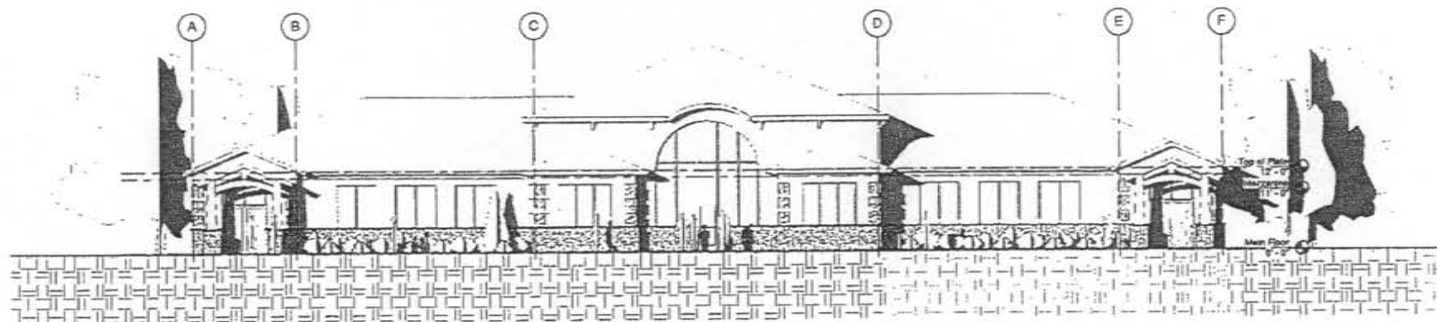
Jay,

Attached is a combined pdf of the four sheets from the P&Z Packet. I have the sets printed, stapled and on my desk.

Brent A. Brown
A Civil Group
3401 Broadway Business Park Ct., Suite 105
Columbia, MO 65203

Office - 573-817-5750

Brent@ACivilGroup.com
www.acivilgroup.com
www.acghomeandbuildinginspection.com



1 SOUTH ELEVATION
1/8" = 1'-0"



**The Pinball
Company**

301 West Carson Meadows Rd.
County of Boone, City of Columbia,
State of Missouri 65203

Revision Schedule

| Revision Number | Revision Date |
|--------------------|---------------|
|--------------------|---------------|

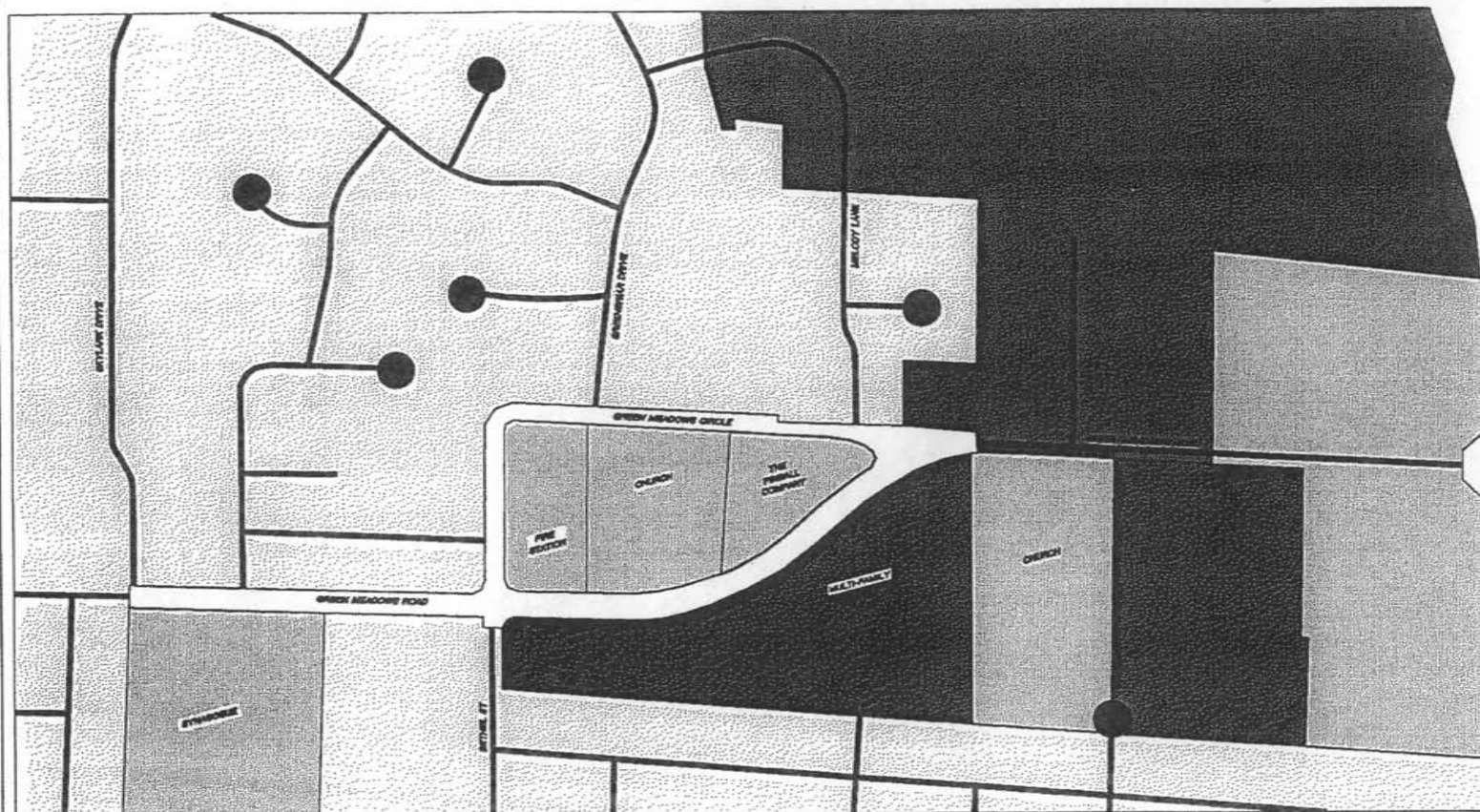
| | |
|---------------------|--------------------------|
| RIMILLER ARCHITECTS | DATE: PRELIMINARY |
| | PROJECT NUMBER: 11487 |
| | |
| | A1.3 ARCHITECT |

the design of construction and materials problems for a particular job of building



A CIVIL GROUP?
 One, undisciplined, unarmed, self-styled
 non-violent protesters, they said!
 GIVE US
 COURAGE, WE WANT
 THEM [IN] ORDER, THE [IN] ORDER

EXISTING
NEIGHBORHOOD
LAND USE



- NON-RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL



CHARTER INC.
A CIVIL GROUP
ARCHITECTS, PLANNERS, ENGINEERS
THESE PLANS WERE PREPARED BY CHARTER INC.
ON BEHALF OF THE CLIENT
DATE: 08/14/01 BY: JLM

Matthew Lepke - Case 12-28 The Pinball Company additional information

From: Denise Clark
To: PZC Members Only
Date: 4/3/2012 5:39 PM
Subject: Case 12-28 The Pinball Company additional information
Attachments: E-mail Correspondence - The Pinball.pdf

Commissioners - please find additional information on case No. 12-28 The Pinball Company rezoning request attached below or it is available on the website at the following link:

<https://www.gocolumbiamo.com/Council/Commissions/agenda.php?meetingid=1025&bcid=38>

Matthew Lepke - [BULK] [planning-I] Correspondence updated on The Pinball Company - Case No. 12-28

From: Planning and Development <pz-l@news.gocolumbiamo.com>
To: <PZ-L@news.gocolumbiamo.com>
Date: 4/3/2012 5:37 PM
Subject: [BULK] [planning-I] Correspondence updated on The Pinball Company - Case No. 12-28
Attachments: Part.002

Additional information on case No. 12-28 The Pinball Company rezoning request has been provided to the Planning and Zoning Commission and is posted on the website at the following link:

<https://www.gocolumbiamo.com/Council/Commissions/agenda.php?meetingid=1025&bcid=38>

Matthew Lepke - Re: Pinball Co. roadway widening

From: Matthew Lepke
To: Donna Dudark
Date: 4/5/2012 1:36 PM
Subject: Re: Pinball Co. roadway widening

Roy-

Scott Bitterman, the City's traffic engineer, approved of the design for the turn lane and bike lane design. Please note in the previous message that I said the plan "shows lines that mimic the bike lanes on both sides of the roadway, four feet from the front of the curb on either side." I agree that this is narrower than the lanes elsewhere along Green Meadows.

As for the sidewalk widening on the north side of Green Meadows Road to connect with the curb, this was also reviewed and approved by the traffic engineer. I believe the traffic engineer and applicant's engineer had left things to where the sidewalk/curb arrangement for the south side of the street would be addressed in the construction plans, should they be necessary in the future if the project is constructed.

I hope this helps,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Rezoning on Green Meadows

From: "Maureen Dickmann" <rbcc@mchsi.com>
To: <MJLEPKE@GoColumbiaMO.com>
Date: 4/3/2012 4:40 PM
Subject: Rezoning on Green Meadows
CC: <nic@thepinballcompany.com>

Dear Matt

I am writing in support of Nic and Brooke Parks' application for rezoning the parcel of land that Rock Bridge Christian Church has had for sale for the past two years. During that time, the church has been careful to screen potential buyers for suitability as neighbors, both for the church and in the neighborhood. There were absolutely no inquiries about buying the land to build a single family dwelling, no doubt due to the busyness of Green Meadows Road and the lack of *any* single family dwellings along that stretch of road. We thought Nic and Brooke Parks represented the best option as buyers because of their sensitivity to neighborhood concerns and the nature of their business being mostly internet-based, thus reducing the amount of traffic involved.

At their own initiative and very early in their design process, they hosted two meetings to listen to concerns from neighbors. I personally witnessed their patience as they sought to accommodate a wide variety of suggestions. The plans they propose minimize disruption to the neighborhood. The building design blends well with the other structures nearby. I believe they have done everything they can to respond to the many concerns voiced by neighborhood associations.

In the nearly twenty-five years that I have served as pastor of Rock Bridge Christian Church, these associations have strenuously and vociferously opposed every proposed change to the area. I am not surprised they are on the warpath again but they are not the only ones concerned about the good of our community. I sincerely hope that reasonable minds can find a way forward.

Sincerely,
Rev. Maureen Dickmann
Pastor
Rock Bridge Christian Church
301 W. Green Meadows Rd.
Columbia, MO 65203
(573) 442 4677

Matthew Lepke - Rezoning Request - Letter for April 5 Meeting

From: Kathy Brown <kathybrown0112@msn.com>
To: <mjlepke@gocolumbiamo.com>
Date: 4/3/2012 2:41 PM
Subject: Rezoning Request - Letter for April 5 Meeting
CC: <jay@acivilgroup.com>, <nic@thepinballcompany.com>
Attachments: Planning and Zoning - Parks.docx

Mr. Lepke,

The attached letter is for Thursday evening's meeting of the Planning and Zoning Committee. I have another commitment that night and am unable to attend the meeting, but I wanted to express my support of the rezoning request submitted by Brooke and Nic Parks. Thank you.

Kathy Brown
1107 Lakeshore Drive
Columbia MO 65203
573-449-5303

April 3, 2012

Matt Lepke
Columbia Planning and Zoning Committee

I am writing on behalf of Nic and Brooke Parks' request for C-P rezoning of a piece of land between Green Meadows Road and Green Meadows Circle.

I am a long-time member (and current finance committee chairperson) of Rock Bridge Christian Church, which owns the property in question. Mr. and Mrs. Parks have contracted to buy that portion of our property. Although the congregation itself is very supportive of their purchase of the land and their rezoning proposal, I am writing this letter as an individual.

I met Mr. and Mrs. Parks when they came to look at and discuss purchasing the property. I was very impressed with their professionalism, enthusiasm, and their plans for the property. They were very organized and had obviously spent a lot of time thinking about and planning the type of building they would build and how they would use the property. They made it clear that they wanted to erect a building that would fit into and be an asset in the neighborhood, and they also expressed an intent to provide what I considered to be "over-and-above" landscaping. Another thing that appealed to me is that their business is primarily internet-based, so although there will be deliveries to their building, there will not be a significant increase in either foot or vehicle traffic from people "shopping" at their store.

I also observed Mr. and Mrs. Parks' efforts to gain the support of neighborhood home owners, and feel that they have worked hard to listen and respond to their objections and to make compromises in their plans based on feedback they received. I really feel that they are sincere in wanting to be a good neighbor to our church and to all neighborhood property owners.

I honestly don't see much potential for the land in its present R1 zoning, and feel that the R1 zoning is no longer appropriate. During the entire time period the property was for sale, our congregation was not approached by anyone who wanted it for a single family home. Its location at the apex of the "island" of land bordered by a very busy Green Meadows Road and within a block of other commercial property is certainly not ideal for single family homes. I realize there are other types of uses for land zoned R1, but the size of the property is also a limiting factor. On the other hand, since our church is the nearest neighbor, I certainly want to maintain restrictions on its use - this is why I feel the C-P zoning is appropriate.

Mr. and Mrs. Parks selected this piece of property because they feel it meets their needs. I feel that since our church definitely intends to sell that piece of property, Nic and Brooke Parks' planned internet-based business and high-end game/pinball showroom plus space for one other small office/business is the best possible scenario for the land.

I strongly support Nic and Brooke Parks' rezoning request.

Sincerely,

M. Kathleen Brown
1107 Lakeshore Drive, Columbia, MO 65203
kathybrown0112@msn.com, 573-449-5303

From: Ken Zindle <kez9431@me.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...
CC: Kleecamp Steve and Traci <twilsonklee@earthlink.net>, Zindle Betsy <eaz3...
Date: 4/3/2012 11:44 AM
Subject: Rezoning Case #12-18

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28 for rezoning. We moved to Columbia a year ago as our choice for retirement. We have family locally, and they have resided here for over 40 years, and have been tremendously pleased by the city and the area.

We were seriously chagrined to discover the plans and request for rezoning regarding the property at GreenMeadows Circle by the church. We realize that the request is based on the relatively lower cost for this type of property for commercial use than for regular commercial property, which seems to be readily available in this area. But that's what the zoning laws are for in the first place, to prevent such incursions into residential neighborhoods. The proposed building, its use, changes necessary to the streets etc to accommodate deliveries seems to be a fairly severe proposal for this type of quiet residential neighborhood. It seems that the possible precedent that it would set could at some future date endanger the character of this community further, with further requests in the immediate area for rezoning.

We join others from this neighborhood in asking that the request be denied.

Sincerely,
The Rev. Kenneth E. and Elizabeth A. Zindle

From: Amy Christianson <wislj@socket.net>
To: <planning@gocolumbiamo.com>
Date: 4/3/2012 7:02 AM
Subject: Rezoning Request 12-28

Dear Mr. Teddy,

We urge you and other members of the Planning Department to respect the wishes of residents of the Green Meadows area and deny the rezoning application of the Pinball Company to place a retail business in our neighborhood. Thank you.

John and Amy Christianson
3301 Crawford Street
Columbia, MO 65203

Matthew Lepke - Pinball e-mail scans--one of several files

From: Matthew Lepke
To: Denise Clark
Date: 4/2/2012 4:08 PM
Subject: Pinball e-mail scans--one of several files
Attachments: 20120402131304215.pdf

Denise-

The following several messages contain e-mails I've scanned regarding The Pinball Company's rezoning request. Thank you for assembling them into a unified document. I will scan more as we receive them.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> <planningcopier@gocolumbiamo.com> 4/2/2012 12:13 PM >>>
This E-mail was sent from "RNPDD882C" (Aficio MP 4000).

Scan Date: 04.02.2012 13:13:04 (-0400)
Queries to: planningcopier@gocolumbiamo.com

April 1, 2012

To: Planning and Zoning Commission

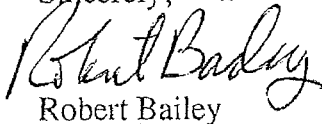
Re: Case #12.28, The Pinball Company to be heard April 5, 2012

As residents in the Green Meadows Sub-division we are at a loss to understand the zoning philosophy that would allow a business with a showroom, a warehouse and large truck traffic to be built along Green Meadows St. to the west of Providence Blvd on land surrounded by homes and a Church. New commercial property on Green Meadow St. should be to the east of Providence Blvd.

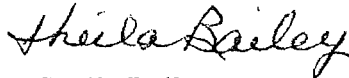
In the past few years traffic has increased dramatically on this two lane street after linking the road with Grindstone Parkway. No more congestion should be added to the street with-in the residential portion by allowing a showroom and trucks making deliveries and pick-ups.

Please vote to deny the requested zoning change.

Sincerely,



Robert Bailey



Sheila Bailey

2805 Greenbriar Drive, Columbia, MO 65203

March 14, 2012

City of Columbia Planning Department
701 E. Broadway
Columbia, MO

Dear Planning & Zoning Commission:

I am writing in opposition to the proposed rezoning of the land adjacent to Rockbridge Christian Church from R1-CP.

My opposition is based on the following:

The proposed rezoning is not appropriate use of this land.

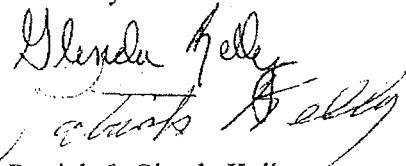
This land is surrounded by residential properties. The closest commercial business or office is located at the intersection of Green Meadows and Providence-approx 3 blocks away. Introducing commercial businesses or offices in this location would set precedence for future rezoning and create a drastic change in the environment of the neighborhood. Presently, this is a stable neighborhood of single-family homes and it should remain so. Many other locations are available in the city that would meet the needs of this business and would not require rezoning. This land was most likely cheaper to purchase because it is zoned R1. The city planners should be promoting the stabilization of neighborhoods not the promotion of business in an established neighborhood.

There is no established legal definition for an "internet retail sales or business" and this business is not limited to internet sales.

Before a business could be identified as "Internet Retail Sales", there should be a legal definition. There is no such city ordinance with this legal description. Furthermore, common sense, would define an internet business as one that only does internet sales. The business proposed for this site sells on the internet but also has customers that come to the location. In addition, deliveries are made by a tractor-trailer size moving van 2-3 times per week. These deliveries would require driveways off of Green Meadows Road and a use of residential streets.

Please do not approve this rezoning request and help us preserve our neighborhood and protect our property values.

Sincerely



Patrick & Glenda Kelly

500 Overland Ct.

Columbia, MO 65203

Matthew Lepke - Re: Commission

From: Matthew Lepke
To: Jay Gebhardt
Date: 4/2/2012 2:33 PM
Subject: Re: Commission

Please see below:

Doug Wheeler - Chair - 876-2895 or 881-2858
1515 Tidewater
Columbia, MO 65202
Ray Puri - V-Chair - 814-5464
3508 Cross Timber Court
Columbia, MO 65203
Matthew VanderTuig - Secretary - 356-7625
2013 Valley View Road
Columbia, MO 65201
Steve Reichlin - 442-4880
4208 Fall River Drive
Columbia, MO 65203
Jeff Barrow - 356-7433
1007 Coats Street
Columbia, Mo 65201
Rusty Strodtman - 864-5002
4009 Quinton Court
Columbia, MO 65202
Andy Lee 449-6442 or 999-6442
4802 New Castle Drive
Columbia, MO 65203
Ann Peters 474-5759 or 415-602-2896
3808 Berrywood Drive
Columbia, MO 65201

Bill Tillotson 443-4066
720 South Rustic Road
Columbia, MO 65201

>>> Jay Gebhardt <jay@acivilgroup.com> 4/2/2012 12:33 PM >>>

Matt

Do you have the emails or phone numbers for all of the Planning and Zoning Commissioners? I am trying to speak to all of the but don't have all of their contact information.

Thanks

jay

From: Timothy Teddy
To: Lepke, Matthew; Wilson-Kleekamp, Traci
CC: Mayor, City of Columbia
Date: 4/2/2012 9:19 AM
Subject: Re: Fw: Rezoning Request Case No. 12-28 [3 Attachments]

Traci,

We'll copy everything for the commission and copies of all correspondence will be provided to the Council when the commission takes action. We don't want to omit anything.

Just to be clear about the recommendation: We are not recommending approval of the C-P zoning nor are we recommending that the Pinball Company business be allowed to be zoned office. The use is retail and the proposed building design includes a retail space component (showroom floor, overhead door, loading zone, etc.).

Please feel free to contact me to discuss.

Sincerely,

Tim

Timothy Teddy
Director, Community Development
City of Columbia
701 E. Broadway
Box 6015
Columbia, MO 65205

573-874-7318 (direct)
573-874-7239 (Community Development)
573-874-7546 (fax)

ttteddy@GoColumbiaMO.com

>>> "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net> 4/1/2012 6:12 PM >>>
Mr. Teddy!

I just checked the agenda for this week's P&Z meeting and I noticed that neither my letter (below and attached) nor Roy Dudark's letter are included in the information packet. I presumed they should have been a part of the packet?

Would you please make sure my letter and Mr. Dudark's letters are sent to all P&Z members. I noticed that letters from other neighbors were also not included. I've advised them to take their letters to the City Clerk and have them date stamped and forwarded accordingly.

I also noted that the correspondence sent to Nancy Welty (the neighborhood representative) advising that there currently exists no internet retail designation for zoning purposes -- is also not in the packet. Since the Planning Dept is recommending C-P O-1 use allowing internet retail sales -- we believe this still circumvents the current zoning laws and public process.

All the best!

Traci Wilson-Kleekamp

President
Greenbriar Trailridge Neighborhood Association

----- Original Message -----

From: Traci Wilson-Kleekamp

To: ColumbiaCitizens@yahoogroups.com

Cc: planning@gocolumbiamo.com ; Mayor@GoColumbiaMO.com ; ward5@GoColumbiaMo.com

Sent: Thursday, March 22, 2012 7:52 AM

Subject: Rezoning Request Case No. 12-28 [3 Attachments]

Regarding the Rezoning Case 12-28 -- tabled for tonight's P&Z Meeting.

This week (neighborhood assn members) picked up the documents we requested using the Sunshine Law asking for correspondence between the City (Planning Dept. Dir Tim Teddy & planners), the applicant (Nic & Brooke Parks) their realtor (Brent Gardner) and the Civil Group (Jay Gebhardt et. al).

1) Beginning on March 5 -- the documents show a Civil Group employee (Brent Brown -- who uses the email address bbrownfantasy@gmail.com has been on our Protect Green Meadows listserv; and has been forwarding some of our correspondence to the Civil Group at teamacg@acivilgroup.com. On 3/15 @ 7:54 am Jay Gebhardt forwarded our listserv correspondence to Tim Teddy & Pat Zenner in the Planning Dept -- along with Randy and David Coil. On the same day at 8:28 AM-- Mr. Teddy copied Nic Parks, Brent Gardener, Randy Coil and David Coil our Protect Green Meadows listserv correspondence about their revised statement of intent.

Mr. Gebhardt's 3/15/12 email begins: "I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this. I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time. My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request. Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and Council's questions about the request are based on the correct and accurate information. I appreciate you and your staff's patience with the work you do... Thanks Jay" (See attached TimTeddytoAll)

2) It was Teddy's suggestion to promote office (O-1) over CP -- and to insert the language about internet retail sales. What we didn't receive in the 1st round of records last week was Matthew Lepke's response to Tim Teddy's 2/16/12 email (see attached) -- which is: "Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here. Thanks for your feedback; I appreciate it. The smoother we can make this the better; though certainly the neighbors are already on the alert for any zoning change."

(see the attached -- MattsResponse)

Is it appropriate for planning staff and the manager to advocate for zoning designations that currently do not exist as a part of a revised statement of intent - at the 11th hour -- a few days before the hearing? What is the process for engaging a request for new zoning for which there currently is no legal description - and is it appropriate to do so under the auspices of a last minute revised statement of intent?

3) While Teddy's advised his underling to pursue office and a zoning designation that doesn't exist and used a previous scenario -- when challenged by Helen Anthony -- he wrote:

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning. (See attached Director's Comments)

4) The documents include an email exchange between Mr. Dudark and Mr. Teddy -- with Mr. Teddy saying at one point: Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business. Tim

Is it appropriate for Mr. Teddy to frame the conversation or issues to enable the applicant's business? The documents suggest the planning department has been making a concerted effort to aid the applicant. Is it appropriate for the Planning Director to forward emails covertly retrieved from our neighborhood listserv and forward them on to the applicant?

The consensus in our neighborhood - is that the issues raised at the Concept Review and Boone Co. Planning Management were substantive and constructive comments relative to the inappropriateness of locating CP in an R1 neighborhood. In any case; the staff report recommends denial of CP but supports Office. We don't believe CP or Office - with the uses being suggested by the applicant - including the creation of a left turn lane on Green Meadows to accommodate their request are appropriate for the

neighborhood. Public Works asked more questions about the size of the vehicles coming in -- and what would the area look like to accommodate the large deliveries? We have no answers to this aspect either. More importantly, in our opinion the planning dept staff report does not address the negative/adverse impacts related to the proposed office zoning related to traffic, loss of sidewalk, bike lane, etc. The comments appear to be focused on the aesthetics of the building & landscaping - while asserting the best use of the land is office -- using a zoning designation that does not exist - which they initially tried to insert as merely a "text change" to the statement of intent. From our perspective; the applicant should have to submit a new application entirely -- not just table it until April 5.

Traci Wilson-Kleekamp

President

Greenbriar/Trail Ridge Neighborhood Association

From: Timothy Teddy
To: dudark, roy
CC: Lepke, Matthew
Date: 4/2/2012 9:21 AM
Subject: Re: Pinnball Rezoning on Green Meadows Road

Roy,

Will do.

Tim

>>> "roy dudark" <dudark@centurytel.net> 4/2/2012 8:00 AM >>>
Tim,

The letter below to the P&Z Commission is updated from my earlier one of March 20. I have mailed a paper copy of this letter to each member but please send them this email copy also. Thanks.

Roy

To: Planning and Zoning Commission

From: Roy Dudark dudark@centurytel.net
Date: Monday, April 2, 2012
Cc: <<mailto:TTTEDDY@gocolumbiamo.com>> TTTEDDY@gocolumbiamo.com
Subject: Pinball Rezoning Request - Case No. 12-28

Dear Commissioners:

I am writing in opposition to application 12-28, a request by Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building for their retail business including a showroom for pinball and other amusement machines and workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices for other businesses in separate space. Reasons for denial, including those expressed in the staff report, are ample and can be summarized as follows:

1. The site is surrounded by single family homes, townhomes, and condominiums under long-standing A-1 and R-1 zoning to the north (since 1971) and more recent PUD zoning to the south. The proposed use is a retail sales business under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.

2. The nearest offices and O-1 zoned property is about 630 feet east and the nearest commercial businesses and C-1 zoned property is about 850 feet east of the site on Green Meadows Road all part of the group of shops, restaurants, medical and professional offices and other businesses west of Providence Road.

3. The business would be receiving and shipping pinball and arcade machines several times a week as well as trash trucks to empty the dumpster adding truck traffic to abutting residentially developed streets. This presents potential traffic circulation issues for driveways connecting to Green Meadows Circle (a narrow asphalt street with side ditches) and Green Meadows Road, a two lane collector street it's entire length from Providence to Forum.

4. The revised C-P plan submitted on March 13 (seven days after publication of the public hearing notice) proposes the widening of Green Meadows Road to build a center turn lane. How will this widening affect the grass safety strip between the curb and sidewalk and the marked bike lane on both sides? In addition, the revised C-P plan submitted on March 27 narrows to 18' the driveway that goes north-south on the west side of the site which is a straight shot open to thru traffic.

5. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts." This objective is clearly unmet.

6. Several compatible uses exist for this site in lieu of the proposed retail and office uses, such as PUD planned residential for townhomes or condominiums (as is already established on adjacent property), a child care center or pre-school, a group home for people unable to live independently, or a bed and breakfast or some similar type use.

7. Just because the real estate market is currently soft and land prices are lower, the neighborhood should not have to suffer from incompatible uses brought on by a church wishing to sell surplus property long zoned residential to a buyer gambling on getting it up-zoned. Efforts should continue to find an economically feasible use that presents a good fit with surrounding homes.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this

location. Did not their report say that surrounding uses were primarily single family detached and single family attached residential? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Would this not grant a special benefit and economic advantage to the buyer/developer not enjoyed by adjacent property owners? Could not an office development adversely affect the market value of nearby residences? Is this not Spot Zoning based on findings of fact? I believe staff's suggestion of O-P zoning is not a valid planning conclusion based on the evidence but rather it was directly influenced by this comment from the Planning Director to staff on February 16 - "Perhaps an O-P planned office district is better".

The overwhelming wish of the neighborhood is that the Commission will deny any change in zoning. However, if a motion to deny C-P or O-P fails, then before a motion to approve it is passed, I believe the Commission should instead call time out and pass a motion to instruct the Planning Director to re-advertise the request.

This case was filed on February 13 with the following requested use - "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as predicted would happen by Tim Teddy, Planning Director, on February 16 in an email to staff, a revised statement of intent (SOI) was indeed submitted. The revised SOI eliminated the word "Internet" and wholly changed the requested use to - "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". I don't know if this scenario was planned out or simply just happened in the course of events but it changed the nature of the use markedly.

In an exchange of emails (see Attachment), Tim Teddy said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29- 34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission". Less restrictive means uses in a higher category or more intensive and with greater impact on their surroundings than originally requested, advertised for public review and comment, and considered by P&Z at a public hearing - all events which clearly occurred in this case.

Mr. Teddy claims the request is still C-P; but this is a meaningless position to take. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be legally developed or sold. Two examples illustrate the fallacy of such thinking: 1) say the initial rezoning request was for O-P with a photography studio or insurance office as the requested use, then 7 days before the public hearing, a revised statement of intent is submitted

changing the use to a Medical Clinic, Small Animal Hospital, or Drive-Thru Bank - all uses permitted in O-1 and thus O-P; or 2) say the initial rezoning request was for C-P with a Beauty Salon or Pet Store as the requested use, then again 7 days before the hearing, the statement of intent is changed to allow a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility - all uses allowed in C-1 and thus C-P. Such practices are not only wrong but they depart from long established rezoning procedures in the City of Columbia and could be (and may be in this case) undermining the integrity and community respect gained by the P&Z Commission and the Planning Department over many years.

Thank you for considering my comments and opinions.

Respectfully Submitted,

Roy Dudark

3709 Falmouth Drive

(west of Bethel at S. Brookline - about 5 or 6 blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <<mailto:TTTEDDY@gocolumbiamo.com>>
TTTEDDY@gocolumbiamo.com>:

Roy - Whoops I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

Tim

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012

Tim,

I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a higher use (retail sales - a use allowed in C-1). You must surely see this as something the Council cannot grant without re-advertisement.

Roy

Quoting Timothy Teddy <<mailto:TTTEDDY@gocolumbiamo.com>>
TTTEDDY@gocolumbiamo.com>:

Roy,

I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions

of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee + advertising.

Tim

Quoting Roy Dudark <<mailto:dudark@centurytel.net>> dudark@centurytel.net>
3/16/2012

Tim,

I believe that the applicant cannot simply postpone the public hearing until the next P&Z meeting. Once there is a substantive change, such as a request for a higher or more intensive use, the applicant must resubmit and start the process from the beginning. I believe the City Code Sec. 29-34 substantiates my opinion on this matter - "The city council shall not rezone property to a classification less restrictive than the classification advertised". In this case, "Internet Retail Sales" was the use requested and the Statement of Intent (SOI) listing the use is incorporated within the C-P designation that was advertised. On March 8, a revised SOI was submitted for "Retail Sales, strictly limited to the Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of non-gambling Pin Ball and Arcade Type Machines". There can be no doubt that Internet Sales means by computers over phone or cable lines or the airwaves without tangible goods sold or moving in and out of the premises. If this were not the case, a business office use for the sale of services could be applied for and advertised and during the review period the applicant could simply submit a revised Statement of Intent for the retail sales of goods. This is exactly what is going on with The Pinball Company and it is absurd on its face.

Roy

Quoting: Timothy Teddy [<mailto:TTTEDDY@gocolumbiainmo.com>] March 16, 2012
12:06 PM

Roy - The applicant has requested that the matter be tabled. This does not resolve the difference of opinion here but the case will be tabled.

Tim

Quoting "roy dudark" <dudark@centurytel.net> 3/16/2012 8:52 AM >>>

Tim,

You say you will not table the case yourself because you believe the published notice is sufficiently complete and the purpose of the advertised hearing is still accurate. You also state that "the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing". I don't believe your answer is correct for the following reasons:

First, here is what the P&Z rules actually say:

SECTION 10A. LATE SUBMITTALS OF MATERIALS ON AGENDA [draft 4.12.06] All required application materials and other exhibits in support of an application for zoning or subdivision approvals, including revised and supplementary information, must be received by the Planning and Development Department no later than seven (7) working days prior to the scheduled public hearing date.

Note the date of this rule - 4.12.06. I believe the purpose of the rule was to stop applicant's consultants from turning in plan drawings and other exhibits too late to be included in the P&Z packet for their review before the meeting. I do not believe it was for a change in the Statement of Intent and particularly for one which intensified the permitted use or uses for a site. Such an interpretation would violate the City Code (excerpts of which follow). Even if the P&Z rule applied to a change to a higher use ("internet retail sales" to "retail sales, repair, so on and so forth.") it could not supersede City Code.

Second, here is what the City Code actually says:

Section 29-34 Petitions for amendments.

(a) Procedure:

(1) Any person, firm or corporation, owning in fee simple real property within the city, may petition the council to amend, change, modify, supplement, or repeal the zoning district regulations and restrictions as established in this chapter pertaining to such real property; provided that such applicant shall specify the tract of land for which amendment, change, modification, supplement or restriction is sought, along with a specification of the zoning category which the applicant is seeking.

b. The city council shall not rezone property to a classification less restrictive than the

classification advertised and considered by the commission

and shall not enlarge the area to

be rezoned beyond the area advertised and considered by the commission.

(2) Such petition shall be on a form filed with the director of community development. The director of community development shall review the petition to determine technical compliance with the terms and conditions of this section, and if the petition and its supporting documents are found not to comply with the requirements of this section, the same shall be returned to the applicant for correction.

(3) The petition shall contain the requested zoning district or amendment, supplement, change, modification or repeal of the chapter, the reason or reasons why such supplement, change, modification or repeal is requested.

(4) After determining that the petition and its supporting documents are in compliance with the requirements of this section, the director of community development shall set a date for a public hearing before the commission. Any omissions from the requirements of subsection (a)(3) will delay scheduling the request. The director of community development or the commission shall cause a notice of the public hearing on the subject matter of the petition to be published in a newspaper of general circulation within the city and such public hearing shall not be held within a time earlier than fifteen (15) days from and after the date of publication.

So, I believe the Statement of Intent is in fact the heart of the amendment referenced in the above section and, as director, you should return the application to the applicant and the request should not be placed on the upcoming P & Z public hearing agenda scheduled for next week, March 22.
Roy

Quoting "Timothy Teddy" <<mailto:TTTEDDY@GoColumbiaMO.com>>
Date: March 14, 2012 3:54:48 PM CDT

I don't believe I can declare the case to be tabled. I do think we can express to the P & Z in our staff report that a number of persons have expressed a desire to table the request for the reasons you mention. We can inform the applicant of the request as well. The reasons I will not table the case myself are two: The notice that was published 15 days prior to March 22 indicates the request is for rezoning from R-1 One family dwelling to C-P Planned Business, development plan, and a landscaping variance. It does not reference the details of the statement of intent. The purpose of the advertised hearing is still accurate. I did take the question to Fred Boeckman and he concurs that the notice is not flawed. The second reason is the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing. Unless the applicant makes another change that minimum requirement has been satisfied. The Commission can most certainly vote to table if it agrees more time is needed.

I think the revision of the statement of intent is the applicant's attempt to be responsive to some of the issues raised one of which is the vagueness

of the term "internet sales." The statement now explains that they desire to operate The Pinball Company as the one and only retail business in the building. They are now specific that this means sales, display, repair, etc. of pinball and arcade machines on the site as you noted. In other respects the statement has been made more restrictive; for example the maximum size of the building has been reduced from 16,000 to 10,000 and a self-imposed condition has been added to install a turn lane.

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning.

I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "tilt".

Tim

of the term "internet sales." The statement now explains that they desire to operate The Pinball Company as the one and only retail business in the building. They are now specific that this means sales, display, repair, etc. of pinball and arcade machines on the site as you noted. In other respects the statement has been made more restrictive; for example the maximum size of the building has been reduced from 16,000 to 10,000 and a self-imposed condition has been added to install a turn lane.

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I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "tilt".

Tim

of the term "internet sales." The statement now explains that they desire to operate The Pinball Company as the one and only retail business in the building. They are now specific that this means sales, display, repair, etc. of pinball and arcade machines on the site as you noted. In other respects the statement has been made more restrictive; for example the maximum size of the building has been reduced from 16,000 to 10,000 and a self-imposed condition has been added to install a turn lane.

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning.

I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "tilt".

Tim

Matthew Lepke - Pinnball Rezoning on Green Meadows Road

From: "roy dudark" <dudark@centurytel.net>
To: <TTTEDDY@gocolumbiamo.com>
Date: 4/2/2012 8:01 AM
Subject: Pinnball Rezoning on Green Meadows Road
CC: "Matthew Lepke" <mjlepke@gocolumbiamo.com>

Tim,

The letter below to the P&Z Commission is updated from my earlier one of March 20. I have mailed a paper copy of this letter to each member but please send them this email copy also. Thanks.

Roy

To: Planning and Zoning Commission
From: Roy Dudark dudark@centurytel.net
Date: Monday, April 2, 2012
Cc: TTTEDDY@gocolumbiamo.com
Subject: Pinball Rezoning Request - Case No. 12-28

Dear Commissioners:

I am writing in opposition to application 12-28, a request by Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building for their retail business including a showroom for pinball and other amusement machines and workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices for other businesses in separate space. Reasons for denial, including those expressed in the staff report, are ample and can be summarized as follows:

1. The site is surrounded by single family homes, townhomes, and condominiums under long-standing A-1 and R-1 zoning to the north (since 1971) and more recent PUD zoning to the south. The proposed use is a retail sales business under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.
2. The nearest offices and O-1 zoned property is about 630 feet east and the nearest commercial businesses and C-1 zoned property is about 850 feet east of the site on Green Meadows Road all part of the group of shops, restaurants, medical and professional offices and other businesses west of Providence Road.
3. The business would be receiving and shipping pinball and arcade machines several times a week as well as trash trucks to empty the dumpster adding truck traffic to abutting residentially developed streets. This presents potential traffic circulation issues for driveways connecting to Green Meadows Circle (a narrow asphalt street with side ditches) and Green Meadows Road, a two lane collector street it's entire length from Providence to Forum.
4. The revised C-P plan submitted on March 13 (seven days after publication of the public hearing notice) proposes the widening of Green Meadows Road to build a center turn lane. How will this widening affect the grass safety strip between the curb and sidewalk and the marked bike lane on both sides? In addition, the revised C-P plan submitted on March 27 narrows to 18' the driveway

that goes north-south on the west side of the site which is a straight shot open to thru traffic.

5. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts." This objective is clearly unmet.
6. Several compatible uses exist for this site in lieu of the proposed retail and office uses, such as PUD planned residential for townhomes or condominiums (as is already established on adjacent property), a child care center or pre-school, a group home for people unable to live independently, or a bed and breakfast or some similar type use.
7. Just because the real estate market is currently soft and land prices are lower, the neighborhood should not have to suffer from incompatible uses brought on by a church wishing to sell surplus property long zoned residential to a buyer gambling on getting it up-zoned. Efforts should continue to find an economically feasible use that presents a good fit with surrounding homes.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were primarily single family detached and single family attached residential? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Would this not grant a special benefit and economic advantage to the buyer/developer not enjoyed by adjacent property owners? Could not an office development adversely affect the market value of nearby residences? Is this not Spot Zoning based on findings of fact? I believe staff's suggestion of O-P zoning is not a valid planning conclusion based on the evidence but rather it was directly influenced by this comment from the Planning Director to staff on February 16 - "Perhaps an O-P planned office district is better".

The overwhelming wish of the neighborhood is that the Commission will deny any change in zoning. However, if a motion to deny C-P or O-P fails, then before a motion to approve it is passed, I believe the Commission should instead call time out and pass a motion to instruct the Planning Director to re-advertise the request.

This case was filed on February 13 with the following requested use - "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as predicted would happen by Tim Teddy, Planning Director, on February 16 in an email to staff, a revised statement of intent (SOI) was indeed submitted. The revised SOI eliminated the word "Internet" and wholly changed the requested use to - "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". I don't know if this scenario was planned out or simply just happened in the course of events but it changed the nature of the use markedly.

In an exchange of emails (see Attachment), Tim Teddy said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29-34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission". Less restrictive means uses in a higher category or more intensive and with greater impact on their surroundings than originally requested, advertised for public review and comment, and considered by P&Z at a public hearing - all events which clearly occurred in this case.

Mr. Teddy claims the request is still C-P; but this is a meaningless position to take. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be legally developed or sold. Two examples illustrate the fallacy of such

thinking: 1) say the initial rezoning request was for O-P with a photography studio or insurance office as the requested use, then 7 days before the public hearing, a revised statement of intent is submitted changing the use to a Medical Clinic, Small Animal Hospital, or Drive-Thru Bank - all uses permitted in O-1 and thus O-P; or 2) say the initial rezoning request was for C-P with a Beauty Salon or Pet Store as the requested use, then again 7 days before the hearing, the statement of intent is changed to allow a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility - all uses allowed in C-1 and thus C-P. Such practices are not only wrong but they depart from long established rezoning procedures in the City of Columbia and could be (and may be in this case) undermining the integrity and community respect gained by the P&Z Commission and the Planning Department over many years.

Thank you for considering my comments and opinions.

Respectfully Submitted,

Roy Dudark
3709 Falmouth Drive
(west of Bethel at S. Brookline - about 5 or 6 blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

Tim

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012

Tim,

I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a

higher use (retail sales - a use allowed in C-1). You must surely see this as something the Council cannot grant without re-advertisement.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy,

I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee + advertising.

Tim

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012

Tim,

I believe that the applicant cannot simply postpone the public hearing until the next P&Z meeting. Once there is a substantive change, such as a request for a higher or more intensive use, the applicant must resubmit and start the process from the beginning. I believe the City Code Sec. 29-34 substantiates my opinion on this matter - "The city council shall not rezone property to a classification less restrictive than the classification advertised". In this case, "Internet Retail Sales" was the use requested and the Statement of Intent (SOI) listing the use is incorporated within the C-P designation that was advertised. On March 8, a revised SOI was submitted for "Retail Sales, strictly limited to the Shipping, Delivery, Assembly, Refurbishment, Repair and Retail and Wholesale Sales of non-gambling Pin Ball and Arcade Type Machines". There can be no doubt that Internet Sales means by computers over phone or cable lines or the airwaves without tangible goods sold or moving in and out of the premises. If this were not the case, a business office use for the sale of services could be applied for and advertised and during the review period the applicant could simply submit a revised Statement of Intent for the retail sales of goods. This is exactly what is going on with The Pinball Company and it is absurd on its face.

Roy

Quoting: Timothy Teddy [<mailto:TTTEDDY@gocolumbiamo.com>] March 16, 2012 12:06 PM

Roy - The applicant has requested that the matter be tabled. This does not resolve the difference of opinion here but the case will be tabled.

Tim

Quoting "roy dudark" <dudark@centurytel.net> 3/16/2012 8:52 AM >>>

Tim,

You say you will not table the case yourself because you believe the published notice is sufficiently

complete and the purpose of the advertised hearing is still accurate. You also state that "the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing". I don't believe your answer is correct for the following reasons:

First, here is what the P&Z rules actually say:

SECTION 10A. LATE SUBMITTALS OF MATERIALS ON AGENDA [draft 4.12.06] All required application materials and other exhibits in support of an application for zoning or subdivision approvals, including revised and supplementary information, must be received by the Planning and Development Department no later than seven (7) working days prior to the scheduled public hearing date.

Note the date of this rule - 4.12.06. I believe the purpose of the rule was to stop applicant's consultants from turning in plan drawings and other exhibits too late to be included in the P&Z packet for their review before the meeting. I do not believe it was for a change in the Statement of Intent and particularly for one which intensified the permitted use or uses for a site. Such an interpretation would violate the City Code (excerpts of which follow). Even if the P&Z rule applied to a change to a higher use ("internet retail sales" to "retail sales, repair, so on and so forth.") it could not supersede City Code.

Second, here is what the City Code actually says:

Section 29-34 Petitions for amendments.

(a) Procedure:

(1) Any person, firm or corporation, owning in fee simple real property within the city, may petition the council to amend, change, modify, supplement, or repeal the zoning district regulations and restrictions as established in this chapter pertaining to such real property; provided that such applicant shall specify the tract of land for which amendment, change, modification, supplement or restriction is sought, along with a specification of the zoning category which the applicant is seeking.

b. The city council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission and shall not enlarge the area to be rezoned beyond the area advertised and considered by the commission.

(2) Such petition shall be on a form filed with the director of community development. The director of community development shall review the petition to determine technical compliance with the terms and conditions of this section, and if the petition and its supporting documents are found not to comply with the requirements of this section, the same shall be returned to the applicant for correction.

(3) The petition shall contain the requested zoning district or amendment, supplement, change, modification or repeal of the chapter, the reason or reasons why such supplement, change, modification or repeal is requested.

(4) After determining that the petition and its supporting documents are in compliance with the requirements of this section, the director of community development shall set a date for a public hearing before the commission. Any omissions from the requirements of subsection (a)(3) will delay scheduling the request. The director of community development or the commission shall cause a notice of the public hearing on the subject matter of the petition to be published in a newspaper of general circulation within the city and such public hearing shall not be held within a time earlier than fifteen (15) days from and after the date of publication.

So, I believe the Statement of Intent is in fact the heart of the amendment referenced in the above section and, as director, you should return the application to the applicant and the request should not be placed on the upcoming P & Z public hearing agenda scheduled for next week, March 22.
Roy

Quoting "Timothy Teddy" <<mailto:TTTEDDY@GoColumbiaMO.com>
Date: March 14, 2012 3:54:48 PM CDT

I don't believe I can declare the case to be tabled. I do think we can express to the P & Z in our staff report that a number of persons have expressed a desire to table the request for the reasons you mention. We can inform the applicant of the request as well. The reasons I will not table the case myself are two: The notice that was published 15 days prior to March 22 indicates the request is for rezoning from R-1 One family dwelling to C-P Planned Business, development plan, and a landscaping variance. It does not reference the details of the statement of intent. The purpose of the advertised hearing is still accurate. I did take the question to Fred Boeckman and he concurs that the notice is not flawed. The second reason is the commission rules of procedure require that a change in the statement of intent must be received seven days before the scheduled public hearing. Unless the applicant makes another change that minimum requirement has been satisfied. The Commission can most certainly vote to table if it agrees more time is needed.

I think the revision of the statement of intent is the applicant's attempt to be responsive to some of the issues raised one of which is the vagueness of the term "internet sales." The statement now explains that they desire to operate The Pinball Company as the one and only retail business in the building. They are now specific that this means sales, display, repair, etc. of pinball and arcade machines on the site as you noted. In other respects the statement has been made more restrictive; for example the maximum size of the building has been reduced from 16,000 to 10,000 and a self-imposed condition has been added to install a turn lane.

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning.

I'll send a copy of the report when ready. We'll be working on it tomorrow for posting on the web Friday. We'll try our best not to "tilt".
Tim

Date: April 1, 2012

To: Planning and Zoning Commissioners
Chairman Mr. Wheeler, Vice-Chairman Dr. Puri,
Mr. Tillotson, Mr. Strodman, Mr. Reichlin, Mr. Lee, Mr. Barrow, Ms. Peters, Mr. Vander Tuig

From: Mary von Schoenborn, President, Green Meadows Neighborhood Association

RE: The Pinball Company Rezoning Request Case #12-28

I simply ask you to refer to Matthew Lepke's March 29, 2012 Memo stating,

"...Staff has reviewed the plan revisions, most of which were related to the landscaping...Staff has not changed its recommendations of denial as previously stated in the staff report; ..."

While it is your responsibility to consider rezoning requests, and examine staff reports, and give recommendations to the City Council on this matter, it is also your responsibility to be the gate keepers who protect thriving and established neighborhoods. I know several of you live in or have businesses in the vicinity and surely know it well. For any of you who do not know it as well, I trust you have driven the area. If you have not, I trust that you will do so before formulating any thoughts on the matter. Most of all, I believe you should vote according to the professional staff recommendation of denial.

The area has been planned well over the years. There is a "natural" dividing line between the supportive businesses near the junction of Green Meadows Road and South Providence, and the area west where people go home to relax and have quiet. That line, when you look, is behind Green Meadows Plaza (home to Murray's Restaurant) and behind Village South businesses. Nothing else but homes, 2 churches, 1 synagogue, and the new Fire Station #7 exists until the other side of Forum, where there is a Pre-School.

The young couple asking for rezoning is ambitious. Mr. and Mrs. Parks have a business plan, which is admirable. However, it is not the case that just because they request rezoning in an established neighborhood, that it should be given. There are so many parcels of land for sale in Columbia already zoned Commercial. My husband and I have a plan too. That plan is to protect the investment we made in 1985 when we bought our home two house off Green Meadows Road at 3308 Crawford Street.

Once again, I simply ask you to refer to Matthew Lepke's Memo and heed the recommended denial.

Matthew Lepke - Our letter requesting Denial of Rezoning Request 12-28

From: <gmandlw@gmail.com>
To: <planning@gocolumbiamo.com>
Date: 4/1/2012 9:20 PM
Subject: Our letter requesting Denial of Rezoning Request 12-28
CC: <ttteddy@gocolumbiamo.com>, <ward5@gocolumbiamo.com>, <mjlepke@gocolumbi...>
Attachments: Rezoning 040112.pdf

Attached is our letter requesting denial of the rezoning request #12-28 to be presented at the April 5, 2012 meeting. We appreciate your attention to this matter that affects our neighborhood and city.

Kenneth and Nancy Welty
2901 Greenbriar Drive
Columbia, MO 65203

To: Tim Teddy, Planning Department Staff, Planning and Zoning Commissioners,
City Council, Mayor and City Manager

From: Kenneth and Nancy Welty

Subject: The Pinball Company application #12-28

Date: April 1, 2012

As residents of Greenbriar/Trail Ridge community since 1985, we are writing to express our **strong opposition** to application #12-28, a rezoning request by The Pinball Company to change zoning on 1.45 acres of land at the corner of Green Meadows Road and Green Meadows Circle (301 Green Meadows Road) from the current R-1 to C-P/O-1.

In the Columbia 2020 Metro Plan, it states the housing goals as follows: *"To maintain the stability of existing residential neighborhoods."* The map in this plan promotes this area to be a **Neighborhood District** which is defined as *"A broad mix of residential uses which also supports a limited number of nonresidential uses that provide services to the neighborhood residents."* Our question is: Where does this rezoning application request meet any of these goals? We maintain it will not meet any of these goals and our reasoning is as follows:

It will NOT maintain the stability of the existing residential neighborhoods with commercial trucks entering the neighborhood, added congestion to Green Meadows Road with a squeezed in left turning lane provided for this business building only which will hinder the established walking and biking paths.

It will NOT provide services to the neighborhood residents. The main part of the building will house a business with several uses – retail and wholesale sales, shipping, delivery, assembly, refurbishment and repair of non-gambling pin ball and arcade type machines—which better fit as a commercial/manufacturing designation and NONE of these uses for this business are permitted in O-1 zoning.

We concur with our neighbors that there is an abundance of commercial property available which would be a more appropriate area for this business enterprise.

Please concur with the Planning Department Staff and our neighbors and deny the C-P/O-1 rezoning request.

Kenneth and Nancy Welty
2901 Greenbriar Drive
Columbia, MO 65203

Matthew Lepke - Letter requesting Denial of Rezoning Request Case#12-28

From: Mary von Schoenborn <mlgvs@hotmail.com>
To: <planning@gocolumbiamo.com>
Date: 4/1/2012 8:03 PM
Subject: Letter requesting Denial of Rezoning Request Case#12-28
CC: <ttteddy@gocolumbiamo.com>, Helen Anthony
<ward5@gocolumbiamo.com>, <mjl...
Attachments: Letter to P&Z Commissioners.docx

Please find attached my Letter requesting Denial of Rezoning Request Case#12-28. Your time spent on this is appreciated.

Mary L. von Schoenborn
3308 Crawford Street
Columbia, MO 675203-2930

Matthew Lepke - Fw: Rezoning Request Case No. 12-28 [3 Attachments]

From: "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net>
To: <mjlepke@gocolumbiamo.com>
Date: 4/1/2012 6:12 PM
Subject: Fw: Rezoning Request Case No. 12-28 [3 Attachments]
CC: "Tim Teddy" <ttteddy@gocolumbiamo.com>, <Mayor@GoColumbiaMO.com>
Attachments: Director Comments - Pinball.pdf; TimTeddytoAll.jpg; MattsResponse.jpg

Mr. Teddy!

I just checked the agenda for this week's P&Z meeting and I noticed that neither my letter (below and attached) nor Roy Dudark's letter are included in the information packet. I presumed they should have been a part of the packet?

Would you please make sure my letter and Mr. Dudark's letters are sent to all P&Z members. I noticed that letters from other neighbors were also not included. I've advised them to take their letters to the City Clerk and have them date stamped and forwarded accordingly.

I also noted that the correspondence sent to Nancy Welty (the neighborhood representative) advising that there currently exists no internet retail designation for zoning purposes -- is also not in the packet. Since the Planning Dept is recommending C-P O-1 use allowing internet retail sales -- we believe this still circumvents the current zoning laws and public process.

All the best!

Traci Wilson-Kleekamp
President
Greenbriar Trailridge Neighborhood Association

----- Original Message -----

From: Traci Wilson-Kleekamp
To: ColumbiaCitizens@yahoo.com
Cc: planning@gocolumbiamo.com; Mayor@GoColumbiaMO.com; ward5@GoColumbiaMo.com
Sent: Thursday, March 22, 2012 7:52 AM
Subject: Rezoning Request Case No. 12-28 [3 Attachments]

Regarding the Rezoning Case 12-28 -- tabled for tonight's P&Z Meeting.

This week (neighborhood assn members) picked up the documents we requested using the Sunshine Law asking for correspondence between the City (Planning Dept. Dir Tim Teddy & planners), the applicant (Nic & Brooke Parks) their realtor (Brent Gardner) and the Civil Group (Jay Gebhardt et. al).

1) Beginning on March 5 -- the documents show a Civil Group employee (Brent Brown -- who uses the email address bbrownfantasy@gmail.com) has been on our *Protect Green Meadows* listserv; and has been forwarding some of our correspondence to the Civil Group at teamacg@acivilgroup.com. On 3/15 @ 7:54 am Jay Gehhardt forwarded our listserv correspondence to Tim Teddy & Pat Zenner in the Planning Dept -- along with Randy and David Coil. On the same day at 8:28 AM-- Mr. Teddy copied Nic Parks, Brent Gardener, Randy Coil and David Coil our *Protect Green Meadows* listserv correspondence about their revised statement of intent.

Mr. Gebhardt's 3/15/12 email begins: "I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this. I am asking my client to slow down the request so we do not appear to be pushing this. We want everyone to have enough time. My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request. Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and Council's questions about the request are based on the correct and accurate information. I appreciate you and your staff's patience with the work you do... Thanks Jay" (See attached TimTeddytoAll)

2) It was Teddy's suggestion to promote office (O-1) over CP -- and to insert the language about internet retail sales. What we didn't receive in the 1st round of records last week was Matthew Lepke's response to Tim Teddy's 2/16/12 email (see attached) -- which is: "Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here. Thanks for your feedback; I appreciate it. The smoother we can make this the better; though certainly the neighbors are already on the alert for any zoning change." (see the attached -- MattsResponse)

Is it appropriate for planning staff and the manager to advocate for zoning designations that currently do not exist as a part of a revised statement of intent -- at the 11th hour -- a few days before the hearing? What is the process for engaging a request for new zoning for which there currently is no legal description -- and is it appropriate to do so under the auspices of a last minute revised statement of intent?

3) While Teddy's advised his underling to pursue office and a zoning designation that doesn't exist and used a previous scenario -- when challenged by Helen Anthony -- he wrote:

Our report will refrain from suggesting a text change as an alternative to our recommendation of denial of the C-P. I don't agree that it is inappropriate to make such "alternative recommendations" but I understand how it is being taken as such. I have not witnessed all of the interactions so I'm sure I don't see the whole picture either. Keeping the text amendment business out of the staff report probably makes the discussion more manageable. Staff's intentions are good though. We intended to offer guidance in the event decision-makers like what the Pinball Company does but have a hard time with the C-P zoning. This was the situation in the funeral home zoning case at Garth and Texas. There the Parkade N.A. didn't have an issue with a funeral home use but did have objections to C-P zoning which at the time was the only way make it legal. An amendment allowing a funeral home in O-P as an option was the solution and as a result we have two former churches now re-used as funeral homes in neighborhoods and zoned O-P. I now regret making the comparison. The Pinball case is different - there is a new building involved, there are objections to the retail use (and perhaps the building design), and complications admitting any kind of retail to "office-only" zoning. (See attached Director's Comments)

4) The documents include an email exchange between Mr. Dudark and Mr. Teddy -- with Mr. Teddy saying at one point: *Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business. Tim*

Is it appropriate for Mr. Teddy to frame the conversation or issues to enable the applicant's business? The documents suggest the planning department has been making a concerted effort to aid the applicant. Is it appropriate for the Planning Director to forward emails covertly retrieved from our neighborhood listserv and forward them on to the applicant?

The consensus in our neighborhood -- is that the issues raised at the Concept Review and Boone Co. Planning Management were substantive and constructive comments relative to the inappropriateness of locating CP in an R1 neighborhood. In any case; the staff report recommends denial of CP but supports Office. We don't believe CP or Office -- with the uses being suggested by the applicant -- including the creation of a left turn lane on Green Meadows to accommodate their request are appropriate for the neighborhood. Public Works asked more questions about the size of the vehicles coming in -- and what would the area look like to accommodate the large deliveries? We have no answers to this aspect either. More importantly, in our opinion the planning dept staff report does not address the negative/adverse impacts related to the proposed office zoning related to traffic, loss of sidewalk, bike lane. etc. The comments appear to be focused on the aesthetics of the building & landscaping -- while asserting the best use of the land is office -- using a zoning designation that does not exist -- which they initially tried to insert as merely a "text change" to the statement of intent. From our perspective; the applicant should have to submit a new application entirely -- not just table it until April 5.

Traci Wilson-Kleekamp
President
Greenbriar/Trail Ridge Neighborhood Association

From: Timothy Teddy
To: Clark, Denise; Lepke, Matthew
CC: Zenner, Patrick
Date: 2/16/2012 3:50 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "Internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

>>> Denise Clark 2/16/2012 2:52 PM >>>

Attached is a Comment Sheet and Application with attachments submitted. Please use the Case Number 12-028 when submitting your comments and correspondence.

Please retain this e-mail for future reference and review, as you will not receive a paper copy of the complete application. If applicable over-sized plan sheets will be distributed to City departments by inter-office mail for review, within 24 hours. External agencies should contact the applicant to request copies of any over-sized or other paper documents needed for review.

NOTE: PUBLIC WORKS STAFF, please send any comments (including "No comment") you may have regarding this case to David Bauer who will compile all the Public Works Department comments and send them on to the Planning and Development Staff Planner assigned to this case.

Please contact Matthew Lepke, at 874-7437, if you have questions regarding this application.



(573) 874-7239

CITY OF COLUMBIA, MISSOURI

P.O. BOX 6015 COLUMBIA, MO 65205

Comments Sheets Circulated to:

Public Works
Water & Light
Parks & Recreation
Fire Chief
Police Chief
Public Safety Joint Communications
CenturyLink
Ameren Missouri
MoDOT
Boone Electric
Central Electric

Boone County Regional Sewer District
Boone County Fire Protection District
Columbia Public Schools
Public Water District #1
Public Water District #4
Public Water District #9
Mediacom
Mid America Wireless
Boone County Resource Management (Planning)
Boone County Public Works

Circulation Date: Thursday, February 16, 2012

Return Date: 10 days from circulation date

Project Number: 12-028

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business) Development Plan, to be known as "The Pinball Company CP Plan". The 1.45 acre property is located at 301 West Green Meadows Drive.

The above request has been submitted to the Department of Planning and Development. We would appreciate receiving your comments and/or recommendations by the above date.

COMMENTS

Boone County Resource Management – Planning Division has the following comments on the proposal:

1. The proposal is outside of the established commercial node which is found at Green Meadows and Providence. While the specific use at the scale the applicants desire might not be disruptive to the character of the neighborhood other potential C-P uses could be. The appropriateness of this property for commercial uses in general has not been established.
2. There is no other commercially zoned or utilized property for approximately 850 ft of this proposal.
3. With respect to the variance regarding then privacy fence, no grounds have actually been stated that would make granting a variance appropriate. The fact the applicant thinks it will look out of place is irrelevant. The screening requirement was put into the regulations to try to keep different zonings/land uses that about one another compatible. Any applicant that is required to provide buffering could claim they don't like the look of a fence. If the applicant was serious about not wanting to put in a privacy fence then they should have proposed an alternative buffering system that would screen with the same equivalence of the fence.

Form must be completed & signed prior to returning

Date & Initial appropriate line

02/22/12 Recommend approval as submitted.
Recommend approval subject to the above changes.
Recommend disapproval for the above listed reason(s).

All comments have been adequately addressed and this department does not object to the plat going forward.

Reviewed by

[Signature] *WVLS* *ALCP*

Approved by

[Signature]
Department Director
RECEIVED

MATTHEW LEPKE

Kace M Miller

PLANNING DEPT

From: Timothy Teddy
 To: Gebhardt, Jay; Lepke, Matthew; Murphy, Kevin; Zanner, Patrick
 CC: Col, David; Col, Randy; Parks, Nic
 Date: 3/15/2012 8:28 AM
 Subject: Re: Fwd: Digest Number 457[4 Attachments]

Jay

If you request tabling the request we will forward that information to the Commission

You should also know that I have discussed this case with the planners in the last 24 hours and the recommendation in our report will be to deny the C-P zoning

Thanks for sharing the digest

We do not share the opinion that changing the statement of intent on March 13 is not allowed particularly when it is an effort to clarify the use and make the statement more restrictive. The latest changes can be received is seven days before the hearing date according to commission rules of procedure. That being said is a controversial land use case it takes more time than seven days to explain to concerned parties what is going on. Your letter or a mail requesting a tabling of the case will be appreciated

Tan

>>> Jay Gebhardt <jay@ecivilgroup.com> 3/15/2012 7:53 AM >>>
 Good Morning Tan

I thought I should forward this on to you. believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this

I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----
 From: <protectgreenmeadows@vahoo.com>
 Date: Mar 15, 2012 3:23 AM
 Subject: Digest Number 457[4 Attachments]
 To: <protectgreenmeadows@vahoo.com>

Matthew Lepke - Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Matthew Lepke
To: Timothy Teddy
Date: 2/16/2012 3:56 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here.

Thanks for your feedback; I appreciate it. The smoother we can make this the better, though certainly the neighbors are already on alert for any zoning change.

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development—Planning Division
701 E. Broadway
PO Box 8015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com

>>> Timothy Teddy 2/16/2012 3:50 PM >>>

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

Matthew Lepke - RE: P&Z List

From: Matthew Lepke
To: roy dudark
Date: 3/28/2012 12:00 PM
Subject: RE: P&Z List

Good deal; I'll note this up front at well.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbiainmagined.com

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 11:44 AM >>>

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

Matthew Lepke - RE: P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <MJLEPKE@gocolumbiamo.com>
Date: 3/28/2012 11:45 AM
Subject: RE: P&Z List

Thanks. I have been using my wife's laptop this winter so that is why I have been using two email addresses. But, my email address will change soon to rdudark@socket.net so this new one would be the one to use from now on.

Roy

From: Matthew Lepke [mailto:MJLEPKE@gocolumbiamo.com]
Sent: Wednesday, March 28, 2012 10:30 AM
To: roy dudark
Cc: ddudark@centurytel.net
Subject: Re: P&Z List

Roy--

I do not know why that address was used. As you're aware, I've not been using that address when you and I have corresponded. Rather, you have been using the ddudark@centurytel.net address in previous communications, and I've replied to that address. Today, you've written with a different address; which one is best for you as we further correspond?

I'm sorry if anyone in our office used an incorrect address, as he or she may not have known that you were not using that address or that the e-mail service is no longer in business. As for the plan revision, most changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot. City staff requested these changes, save for the driveway, which was done to put the landscaping on the east side of the shared property line.

Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

I hope the information provided to you yesterday is sufficient; if not, please contact us.

Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
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Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

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www.Columbialmagined.com

>>> "roy dudark" <dudark@centurytel.net> 3/28/2012 8:21 AM >>>

If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.1913 / Virus Database: 2114/4898 - Release Date: 03/27/12

Matthew Lepke - Re: 12-28 Pinball Co

From: Matthew Lepke
To: David Bauer
Date: 3/28/2012 8:58 AM
Subject: Re: 12-28 Pinball Co

I didn't see Scott; I gave the plans to Pat Burbridge. So, I'd say contact Scott and see what he has to say.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com
>>> David Bauer 3/28/2012 8:58 AM >>>
Matthew,

You brought by the latest and greatest yesterday and said you had given Scott Bitterman a copy to review. Did you discuss with him whether he would be providing comments to me or directly to you? I only ask because Chad has looked it over and Traffic was the only other outstanding comment that needed to be addressed. Didn't know if I should wait on Mr Bitterman or send in Chad's response.

- David -

Matthew Lepke - P&Z List

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:22 AM
Subject: P&Z List

If I was the paranoid type, I might think you folks didn't really want to send me the P&Z info. You used an email service provider (coin.org) that went out of business about several years ago.

Matthew Lepke - RE: Pinball Co. revised PDF

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/28/2012 8:11 AM
Subject: RE: Pinball Co. revised PDF
CC: <Ward5@gocolumbiamo.com>, <nwelty@mchsi.com>, <TTTEDDY@gocolumbiamo.com>

Matthew,

What are the significant changes in this plan compared to the previous C-P Plan? Which changes are proposed by the consulting engineer and which ones were requested by city staff?

Roy Dudark

----- Original Message -----

From: Matthew Lepke
To: ddudark@centurytel.net ; Timothy Teddy ; City Of Columbia Ward5 ; nwelty@mchsi.com
Sent: Tuesday, March 27, 2012 1:41 PM
Subject: Pinball Co. revised PDF

Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

-----|-----
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.1913 / Virus Database: 2114/4897 - Release Date: 03/27/12

Matthew Lepke - Re: Pinball Co. revised PDF

From: Matthew Lepke
To: City Of Columbia Ward5; Teddy, Timothy
Date: 3/27/2012 5:19 PM
Subject: Re: Pinball Co. revised PDF

Many of the changes were related to the landscaping--species, size, and location. The heights of the proposed Norway Spruces were increased from four feet to six. There was a change in one of the grasses to a type preferred by the City Arborist. The driveway that goes north-south on the west side of the site has also narrowed to 20' wide, so as to accommodate the row of landscaping on the east side of the shared property line between the church and outlot.

I've not had time to finish checking for anything else, but these are the changes of which I'm aware at present. Staff will prepare a memo for the PZC packet outlining these changes and including other information such as a copy of the revised drawings and a packet of correspondence received since the last PZC meeting.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

From: City Of Columbia Ward5 <ward5@gocolumbiamo.com>
To: MJLEPKE@GoColumbiaMO.com
Date: 3/27/2012 3:20 PM
Subject: Re: Pinball Co. revised PDF

Matthew - what is the revision?

Thanks,
Helen

Sent from my iPad

On Mar 27, 2012, at 1:41 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

> Staff received a revised PDF of the Pinball Co. C-P plan at 1:31 p.m. Tuesday. It is attached for your information. Please feel free to forward it to those whom you believe would be interested in seeing it.

>

> Again, this is scheduled to be discussed at the April 5, 2012, Planning and Zoning Commission meeting, which is scheduled to begin at 7 p.m. in the City Council Chambers at City Hall.

>

>

>

> -----|

> Matthew Lepke, AICP

> Planner

> City of Columbia, Mo.

> Community Development--Planning Division

> 701 E. Broadway

> PO Box 6015

> Columbia, MO 65205

> 573.874.7239 office

> 573.874.7437 direct

> www.goColumbiaMo.com (<http://www.gocolumbiamo.com/>)

> www.ColumbiaImagined.com (<http://www.columbiaimagined.com/>)

> <TEXT.htm>

> <PINBALL C-P 032712_1.pdf>

Matthew Lepke - Pinball C-P

From: Spencer Haskamp <spencer@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/27/2012 1:31 PM
Subject: Pinball C-P
Attachments: PINBALL C-P 032712.pdf

Matthew, attached is a PDF as requested.

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acghomeandbuildinginspection.com

Matthew Lepke - Re: Pinball C-P

From: Matthew Lepke
To: Spencer Haskamp
Date: 3/27/2012 8:47 AM
Subject: Re: Pinball C-P

I'll take six; thanks for asking.
Please also send the revised PDF when you have a moment.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com

>>> Spencer Haskamp <spencer@acivilgroup.com> 3/27/2012 8:39 AM >>>

Matthew, I am helping fill in for Brent on the Pinball C-P plan. We have all the comments addressed and are ready to resubmit. How many copies are needed for resubmittal? Thanks

Spencer Haskamp
Project Manager
A Civil Group
3401 Broadway Business Park Ct, Suite 105
Columbia, MO 65203
T (573) 817-5750
F (573) 817-1677
www.acivilgroup.com
www.acqhomeandbuildinginspection.com

From: <karl.kruse@mchsi.com>
To: Tim Teddy <TTTeddy@gocolumbiamo.com>
CC: Traci Wilson-Kleekamp <twilsonklee@earthlink.net>
Date: 3/26/2012 8:34 AM
Subject: Proposed rezoning at Green Meadows and Green Meadows Cr. (12-28)

TO: Planning and Zoning Commission

FROM: Karl Kruse

DATE: March 26, 2012

RE: Application for rezoning 12-28

The above application for C-P zoning with office uses at the intersection of Green Meadows and Green Meadows Cr. is, in my view, not well conceived. It's basically in the middle of a residential and institutional area with A-1, R-1, PUD nearby in every direction. There are many acres of undeveloped property already zoned for commercial and office use within several blocks of the site, including at Nifong and Bethel, Nifong and Forum and in the East Green Meadows/Buttonwood area.

Personally, I believe a more appropriate use of this site, an important gateway to the neighborhood, would be PUD, pre-school or something similar.

--

Karl Kruse
2405 Lynnwood Dr.
Columbia, MO 65203
Cell: 573-424-7339

From: Jeff Koppelman <koppej@msn.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>
CC: Helen Anthony <hanthony@mchsi.com>, <protectgreenmeadows@yahooogroups.com>
Date: 3/25/2012 7:24 PM
Subject: Green Meadows P&Z Request

Mayor, P&Z, Mr. Teddy:

I have written to Ms. Anthony and Mr. Teddy already, voicing my opposition to anything other than R1 in the neighborhood. I thought, mistakenly, that this would have gone away by now but that evidently is not to happen without administrative intervention. My wife and I have lived at 212 Hollyridge Lane, 1 block north of the proposed business, for 25 years. We had intended to retire soon and maintain this address. However, actions by the city have brought into question exactly what the city will be like 10-30 years from now. It is hard for us to fathom why this proposed business would pick this residential site on a road that will only get more congested as the city grows. It has to be because of getting commercial property at a residential rate -- but where does that approach end? We envision more encroachment if this zoning change goes thru, possibly including the whole church property and adjacent open lands near the intersection of Bethel and Green Meadows. It is also hard for me to fathom why: 1) residential real estate companies do not question the loss of potential sales as more home sites go into commercial. In addition, their commissions are based on the value of homes and those in this neighborhood will be de-valued. Likewise for other neighborhoods where this likely will be proposed as well if this goes through. 2) commercial real estate folks do not question loss of business when so many empty businesses are available for sale/lease and so much land is available that is already commercial. This cannot be helpful to them unless they foresee a run on R1 property conversion, again, at a cheaper rate. There are business sites/offices vacant downtown (e.g., Providence north of Stewart Rd.) The whole Green Meadows/Buttonwood area is largely vacant after buildings have been constructed or ground scraped. Are those areas not available for the proposed business? 3) why the city markets Columbia as a great place to live and entices retirees to settle here, when at any time their homes may be invaded by commercial/office development. That is not an attraction and only reduces the value of their investment. Does the city have a long-term growth plan that calls for putting more businesses west of current businesses near Providence? If so, they need to be forthcoming with that information so that residents know what is in store for them. This city did not receive its great ratings for livability in the past because of its penchant for disturbing neighborhoods, so I hope this is just an isolated end-run. In closing, let me say that we have lived in Columbia because it strived to be a pleasant, informed, progressive city. Let's hope that has not changed. Sincerely, Jeff and Maureen Koppelman 573-808-4359

Matthew Lepke - PZC information

From: Denise Clark <dlclark@gocolumbiano.com>
To: "Dudark, Roy" <wdudark@coin.org>
Date: 3/23/2012 3:56 PM
Subject: PZC information
CC: "Teddy, Timothy" <titeddy@gocolumbiano.com>, "Barrow, Jeff" <jeffrey.bar...>

Roy - Listed below are the phone numbers which appear on the application to serve on the PZC and are open records. Sorry I got busy this morning and just now got to this for you.

Doug Wheeler - Chair - 876-2895 or 881-2858
Ray Puri - V-Chair - 814-5464
Matthew VanderTuig - Secretary - 356-7625
Steve Reichlin - 442-4880
Jeff Barrow - 356-7433
Rusty Strodman - 864-5002
Andy Lee 449-6442 or 999-6442
Ann Peters 474-5759 or 415-602-2896

Let me know if you need anything else from me.

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Mike and Joan Gillingham
3004 Greenbriar Drive

FAX 573-874-7546

RECEIVED
REVISED
MAR 23 2012

PLANNING DEPT

Matthew Lepke - Fwd: P&Z re Pinball Company/R-1 Zone

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:52 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:37 PM
Subject: Fwd: P&Z re Pinball Company/R-1 Zone
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise,

Please forward to PZC Thanks Tim

>>> <jncdubes@mediacombb.net> 3/20/2012 9:21 AM >>>

Dear Ms. Anthony and Mr. Teddy:

We stand in opposition to the rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. We feel this request from them will not truly be for an "only an internet company" nor do we believe that should their request for rezoning pass that, our neighborhood, and extensive others, would not become vulnerable to other rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

We agree, with the majority of our neighbors, that our neighborhood opposes rezoning. We want our neighborhood to remain residential only and believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. There are

definitely many other areas within the city that are zoned, and available for business usage. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

We intend to be at the April 5th meeting, but prior to, wanted to express our concern pertaining to this matter. Our neighborhood needs to remain an R-1! We appreciate all that Traci Wilson-Kleekamp, and our association, is doing to protect our residential neighborhood.

Your help in this matter will be truly appreciated.

Jerry and Caye Dubes

2813 Greenbriar Drive

Columbia, MO 65203

Matthew Lepke - Fwd: Green Meadows Zoning Request

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:51 PM
Subject: Fwd: Green Meadows Zoning Request

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:44 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:36 PM
Subject: Fwd: Green Meadows Zoning Request
To: dlclark@gocolumbiamo.com.test-google-a.com

Denise, please forward this message and several to follow to the PZC. Thanks.

>>> J Kop <koppej@msn.com> 3/19/2012 9:38 PM >>>

Mr. Teddy: My wife and I live at 212 Hollyridge Lane and have done so for the last 25 years. We are not in favor of a zoning request for the church land that changes it to CP. That land needs to stay R1. We do not understand why, with all the commercial land available in this town, that R1 in an established neighborhood would be desirable unless it is to lead to more commercial or office properties. Even if the church were to stay, and the next plot between it and the fire station stayed as is, that one site would not be because of the additional trucks and traffic on Green Meadows Road. If you convert residential land, likely at a lower price than commercial land, to CP, it opens the door for further conversion in our neighborhood and we do not want that. Thank you for your time. Jeff and Maureen Koppelman

Matthew Lepke - Fwd: Green Meadows Gateway

From: Matthew Lepke
To: PZC Members Only
Date: 3/22/2012 1:48 PM
Subject: Fwd: Green Meadows Gateway

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/22/2012 1:43 PM >>>

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:38 PM
Subject: Fwd: Green Meadows Gateway
To: dlclark@gocolumbiamo.com, test-google-a.com

Denise please forward to PZC. Thanks. Tim

>>> "Jan Fewell" <jfewell@socket.net> 3/21/2012 12:49 PM >>>

Mr. Teddy,

We have resided in the Green Meadows area since 1987. We do NOT support a commercial (OP) or office (O1) zoning for use of the property on the Green Meadows Gateway. Please consider a better, more appropriate use for this property.

Thank you for your consideration.

Jan and Kent Fewell
704 Centennial Court
Columbia MO 65203

Matthew Lepke - Fwd: Green Meadows rezoning proposal

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Lepke, Matthew" <mjlepke@gocolumbiamo.com>
Date: 3/22/2012 1:43 PM
Subject: Fwd: Green Meadows rezoning proposal

----- Forwarded message -----

From: Timothy Teddy <TTTEDDY@gocolumbiamo.com>
Date: Thu, Mar 22, 2012 at 12:40 PM
Subject: Fwd: Green Meadows rezoning proposal
To: dlclark@gocolumbiamo.com.test-google-a.com

Denise please forward to PZC thanks.

Tim

>>> Stas Kolenikov <skolenik@yahoo.com> 3/21/2012 2:46 PM >>>

Dear Mr. Teddy, Mrs. Anthony,

I am one of the residents in the area that will be affected by rezoning if you let it pass through. I strongly oppose any rezoning of the property, and neither commercial nor office designation of the land will be satisfactory to the hundreds of residents in the adjacent neighborhoods. There is no commercial property for several blocks from this place. Having either construction or delivery vehicles on Green Meadows circle will be disruptive to the residents, and potentially blocking access for the fire trucks dispatched from the nearby Fire Station 7. I hope the proposal to rezone the property next to Rock Bridge Christian Church from R1 to CP or O1 will be denied. I believe the proponents of an online business will find plenty of land with better access from major streets in other parts of town.

Stas Kolenikov,
<http://stas.kolenikov.name/>

Matthew Lepke - Rezoning Case #12-28

From: "Brenda Blankenship" <Bblanken@columbia.k12.mo.us>
To: <mayor@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <ttteddy@gocolumb...>
Date: 3/22/2012 12:47 PM
Subject: Rezoning Case #12-28

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with work space for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,

Richard and Brenda Blankenship
306 Cumberland Rd
Columbia, Missouri 65203

From: Sarah Hill <sarahhill@mchsi.com>
To: <ttteddy@gocolumbiamo.com>, <planning@gocolumbiamo.com>, <mayor@gocolumb...>
CC: Helen Anthony <hanthony@mchsi.com>
Date: 3/22/2012 11:55 AM
Subject: Rezoning Case #12-28

March 22, 2012

Dear Mr. Teddy, Planning and Zoning Board and City Council,

We are writing in opposition to application #12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial/O-1 on Green Meadows Road. The applicant proposes to construct an 8,500 square foot building. The Pinball Co. would occupy 4,500 sq. ft. to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines. The other 4,000 square feet would be utilized for two offices. We believe the request should be denied and the property left as R-1 for the following reasons:

1. The surrounding area is all R-1, PUD, or A-1.
2. The commercial/office zoning is at the east end of Green Meadows Road and across Providence.
3. There is an abundant supply of office and commercial space throughout the city. There are properties that better accommodate the entrance and exit of large delivery trucks and the use of a loading dock.
4. Green Meadows Road will have to be restructured to accommodate a turning lane and Green Meadow Circle will have to be configured to allow large delivery trucks to enter and/or exit.

This is an incompatible use for this property. It is spot zoning and sets a precedent for future rezoning in this area. We urge you to deny the request and leave the property R-1.

Sincerely,
Andy and Sarah Hill
3005 Greenbriar Drive

Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:14 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Lee Henson" <lhenson@leehenson.com> 3/20/2012 8:28 PM >>>
My family and I live just to the north and west of Joe's home. We strongly support Mr. Reese's views as well.

Lee, Maggie, and Nick Henson
3104 Greenbriar Dr.

-----Original Message-----

From: "Vandepopuliere, Joseph M. (Emeritus)" [vandepopulierej@missouri.edu]
Date: 03/20/2012 05:37 PM
To: "protectgreenmeadows@yahoogroups.com" <protectgreenmeadows@yahoogroups.com>, "ttteddy@GoColumbiaMO.com" <ttteddy@GoColumbiaMO.com>, "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "mayor@GoColumbiaMo.com" <mayor@GoColumbiaMo.com>
CC: "Helen Anthony" <hanthony@mchsi.com>
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members & Council Members

Re: Rezoning Lot 201, Rock Bridge Christian Church, Plat 2

We have lived at 211 Green Meadows Circle since 1972. Our home fronts the church property. If the proposed structure was built we would see the back side when looking out the living room window. This would be very undesirable. Since Mr. James Reese, in his e-mail of March 20, 2012, described our concerns there is no need to repeat them. We agree with his statements and don't support Commercial or Office Zoning but do support the continuation of R-1 zoning in our area.

Sincerely,

J. M. Vandepopuliere and M. A. Vandepopuliere

211 Green Meadows Circle

573-449-5146

From: protectgreenmeadows@yahoogroups.com [protectgreenmeadows@yahoogroups.com] on behalf of Ranadhir Mitra [mitrar@socket.net]
Sent: Tuesday, March 20, 2012 10:14 AM
To: protectgreenmeadows@yahoogroups.com; ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: 'Helen Anthony'
Subject: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my **STRONG OPPOSITION** to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] On Behalf Of James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial

businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimмерon and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Yahoo! Groups Links

<*> To visit your group on the web, go to:
<http://groups.yahoo.com/group/protectgreenmeadows/>

<*> Your email settings:
Individual Email | Traditional

<*> To change settings online go to:
<http://groups.yahoo.com/group/protectgreenmeadows/join>
(Yahoo! ID required)

<*> To change settings via email:
protectgreenmeadows-digest@yahoogroups.com

protectgreenmeadows-fullfeatured@yahoogroups.com

<*> To unsubscribe from this group, send an email to:
protectgreenmeadows-unsubscribe@yahoogroups.com

<*> Your use of Yahoo! Groups is subject to:
<http://docs.yahoo.com/info/terms/>

From: Lawrence Rugolo <lrugolo@mediacombb.net>
To: <hanthony@mchsi.com>
CC: <ltteddy@GoColumbiaMO.com>
Date: 3/21/2012 10:40 PM
Subject: Green Meadows rezoning

Dear Council Representative Helen Anthony,

We strongly oppose rezoning the area on Green Meadows Road near the Rock Bridge Christian Church from R1 to either CP or O1. There are plenty of properly zoned real estate and building sites very near the proposed site, namely the Peach Tree area south of Nifong and west of Providence Road. We hope that you will argue against the proposed rezoning.

Lawrence and Carol Rugolo
2509 Cimarron Drive
Columbia, MO 65203

cc/ Tim Teddy, City of Columbia – Community Development

From: "Russell Greene" <rcgreene@centurytel.net>
To: <tledy@GoColumbiaMO.com>
Date: 3/21/2012 9:15 PM
Subject: Green Meadows rezoning

I am opposed to rezoning the plot of land next to the church on Green Meadows. This is a residential area and I don't want to see a commercial business placed in it at that location. The traffic on Green Meadows is quite heavy and gets jammed up at the Bethel stop sign and at Providence road. I live on Vail Drive and many times have difficulty getting on to Green Meadows off of Skylark. Please do not approve this rezoning request.

Thank-you,

Russ Greene

2705 Vail Drive

Columbia, MO 65203

From: Lapkin Phil <phillapkin@me.com>
To: <ttteddy@GoColumbiaMO.com>
Date: 3/21/2012 8:31 PM
Subject: Green Meadows Rezoning Request

My wife and I have lived on Cimarron Drive for the past 12 years and off of Green Meadows for 8 years prior to that. We have seen a lot of development in the adjacent areas, as well as the construction of the Fire Department station several years ago, which we think was thoughtfully designed to fit in well with the neighborhood. We are very much against the rezoning of the parcel of land on Green Meadows and Green Meadows Circle from R1 to either Commercial or Office. It is entirely inappropriate to introduce retail commercial or office buildings in a buffer zone surrounded by residential properties. Please vote to deny this rezoning request.

Thank you for your careful consideration of our opinion

Phil Lapkin
ENG-EFP Production
Cell (573) 268-8211
Hm (573) 874-6745
www.flamingobeachvilla.com

From: Nicole Clemens <nbclemens@yahoo.com>
To: "TTTEDDY@gocolumbiamo.com" <TTTEDDY@gocolumbiamo.com>
CC: "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>, "ward5@GoColumb...
Date: 3/21/2012 5:14 PM
Subject: Green Meadows Rezoning Request (12-28)

To: Columbia Planning and Zoning Commission
From: Nicole Clemens
Date: March 20, 2012

Dear Commissioners:

This email is to express my disapproval for the potential rezoning of the land at the corner of Green Meadows Rd. and Green Meadows Circle in the strongest of terms.

I have been a resident of this community since 2000. After completing my degree at MU, I chose to stay and raise my family here. Much of the draw to this city and the neighborhood in which I chose to live was its neighborhood feel and its green space. My residence is directly across Green Meadows Road from the land proposed for rezoning. By considering the proposal of The Pinball Company, the commissioners are undermining the integrity of the community.

I do not assume that nothing will ever be built on the land in question. Nor do I oppose the idea of building there eventually. I do,

however, oppose in the strongest terms allowing Nic and Brooke Parks to proceed with their proposal for land use. Even the Parks themselves said at their first public meeting that they would run the business out of their own home, but their "neighbors wouldn't be too happy about that" because this is not an appropriate use for land in a residential area. There have been mentioned several potential compatible uses that do not invite the commercial corridor to encroach into a neighborhood.

In several community meetings with the couple and their representative, they have billed their business as "low-impact" and "internet sales". However, "internet sales" has a completely different connotation than "refurbishing machines in a warehouse which requires the use of multiple tractor trailers a week", which is what their business actually entails. The

most recent proposal includes the addition of a turn lane on Green Meadows which would run right next to my home. This

is an area already high in pedestrian and bike traffic. Inviting more vehicular traffic by rezoning is not only inconvenient, but dangerous. This is certainly not minimizing of adverse impacts as stated in C-P

zoning objectives.

In addition to disallowing C-P zoning, as is staff recommendation, I also strongly urge the council to disapprove O-1 zoning, as well. All the surrounding land is residential, as

it should be. The Parks and their

cohorts continue to try to equate their intended uses to those of the church and fire house. This is simply not the

case. Any O-1 office use has a negative

impact on the neighborhood, whereas a firehouse and a church add to the sense of community established through existing R-1 and PUD zoning. This

would seem to be a classic example of spot zoning. It would be beneficial to neither the existing neighborhood nor to the image of the commission. Rezoning this land sets a dangerous

Matthew Lepke - Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/21/2012 4:12 PM
Subject: Fwd: RE: Zoning Request for Property on Green Meadows and Green meadows Circle

>>> "Ranadhir Mitra" <mitrar@socket.net> 3/20/2012 10:14 AM >>>
Mr. Teddy, P&Z Members and Council Members

Re: re zoning of Lot 201, Rock Bridge Christian Church Plat 2

I totally agree with this following petition by Mr. James Reese and hereby register my STRONG OPPOSITION to rezoning, from R-1 to CP or O1, of the aforesaid property located at the corner of Green Meadows and Green Meadows Circle.

I urge you to dismiss the rezoning request and leave the property R-1 as is.

Sincerely,

Ranadhir Mitra
3010 Crawford Street
Columbia, MO 65203-2920
573-268-3736// 573-449-2644

From: protectgreenmeadows@yahoogroups.com [mailto:protectgreenmeadows@yahoogroups.com] **On Behalf Of** James Reese
Sent: Tuesday, March 20, 2012 5:29 AM
To: ttteddy@GoColumbiaMO.com; planning@gocolumbiamo.com; mayor@GoColumbiaMo.com
Cc: Helen Anthony; protectgreenmeadows@yahoogroups.com
Subject: Zoning Request for Property on Green Meadows and Green meadows Circle

Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods.

There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

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From: "Charles E. W. Ward" <czar8196@gmail.com>
To: <ltteddy@GoColumbiaMO.com>
CC: <ward5@GoColumbiaMo.com>, <hanthony@mchsi.com>, <planning@gocolumbiamo.com>
Date: 3/21/2012 1:30 PM
Subject: Proposed Green Meadows rezoning

Mr. Teddy:

My wife and I are Ward 5 residents; our home is located not far from the Green Meadows tract proposed for rezoning from R-1 to CP (Commercial) or O-1 (Office).

We strongly object to this rezoning proposal. It is an unjustifiable invasion of commercial activity into an established residential area. Surely, no rational city plan could provide for an uncontrolled intermixing of commercial/office and residential development.

This tract is completely surrounded by non-commercially zoned property: on the west by the Rockbridge Christian church, on the north by R1 residential property and on the south and east by PUD attached homes. The character of the neighborhood would be totally disrupted by inserting business activity and associated traffic and parking into it. I would like to remind you of the City Council rejection several years ago of a commercial rezoning proposal for a nearby tract at the northwest corner of Bethel and Green Meadows on the grounds that this was inappropriate use for property in an established residential area.

While we do not live directly adjacent to the tract in question, we are concerned that our home's property value as well as that of our neighbors will be affected, since prospective home purchasers will be driving by this tract to reach our neighborhood and they will form negative attitudes of the neighborhood in general.

There is already an abundance of commercially zoned properties, both developed and undeveloped, within a short distance of the tract in question which could easily satisfy the needs of the commercial interests proposing this rezoning. As a result, no plausible case can be made for this request.

We are requesting that you act to preserve the quality of Columbia neighborhoods and deny this request.

Ann & Charles Ward
2400 Cimarron Drive
Columbia, MO 65203

Subject: Re: Commercial Manufacturing in an Established R1 Neighborhood? Really?

Date: Tuesday, March 20, 2012 10:54:17 AM CT

From: Jean Brueggenjohann

To: ttteddy@GoColumbiaMO.com, planning@gocolumbiamo.com, mayor@GoColumbiaMo.com

CC: Helen Anthony

Mr. Teddy, P&Z Members and Council Members,

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ...". The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others. The lost revenue from diminished surrounding property values will certainly outweigh what little is gained by granting this zoning request.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

Jean Brueggenjohann
410 Cumberland Rd.

RECEIVED
MAR 22 2012
PLANNING DEPT.

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Matthew Lepke - Fwd: FW: Pinnball Rezoning Request - Case No. 12-28

From: Matthew Lepke
To: pipetcal@gmail.com
Date: 3/20/2012 11:34 AM
Subject: Fwd: FW: Pinnball Rezoning Request - Case No. 12-28
Attachments: FW: Pinnball Rezoning Request - Case No. 12-28

Ann--

Please see the letter below from Roy Dudark regarding case 12-28.

Thank you,

To: Columbia Planning and Zoning Commission

From: Roy Dudark

Date: March 20, 2012

Dear Commissioners:

I am writing in opposition to application 12-28, a request by The Pinball Company for a rezoning of 1.45 acres of land from R-1 Residential to C-P Commercial on Green Meadows Road. The applicant proposes to construct a building to house their retail business including a showroom for pinball and other amusement machines along with workspace for the assembly, shipping, delivery, repair, refurbishing, and wholesaling of the machines as well as offices in separate space. Reasons for denial of the request, including those expressed in the staff report, are ample and can be summarized as follows:

The site is surrounded by single family homes, townhomes, and condominiums under long-standing (1971) A-1 and R-1 and more recent PUD zoning. The proposed use is a retail business operation under the zoning ordinance with the applicable use being "Stores, shops and markets for retail trades", first found in the C-1 zoning district.

The nearest offices and O-1 zoned property is about 630 feet east of the subject site and the nearest commercial business and C-1 zoned property is about 850 feet east on Green Meadows Road.

The business would be receiving and making shipments of the machines several times a week adding truck traffic to a residentially developed street. This presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle (driveways are proposed on both).

According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts. This is clearly not the case here.

There are several compatible uses for this site such as PUD planned residential for townhomes or condominiums, a day care center, a group home, a bed and breakfast or some similar use that is both economically feasible and a good fit with the neighborhood.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were single family residential, single family attached residential, a church and a fire station? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Is this not Spot Zoning by their own stated findings and conclusions? I believe the staff suggestion for O-P was influenced by these Director Comments to staff on February 16, 2012 - "perhaps an O-P planned office district is better".

If the Commission concludes it does not have the ability to deny the request on March 22 or a motion to deny does not prevail, then the Commission should approve a motion to instruct the Planning Director to re-advertise the request. The request was filed on February 13 with the following requested use "Internet retail sales". Notice of the public hearing was published in the Tribune on March 6. Then on March 9, as the Planning Director predicted on February 16 in written comments to staff, a revised statement of intent was submitted with the following requested use "Retail sales use, strictly limited to shipping, delivery, assembly, refurbishment, repair, and retail and wholesale sales of non-gambling pinball and arcade type machines". This scenario couldn't have been planned better. Incidentally, a revised C-P development plan was submitted on March 13 proposing the widening of Green Meadows Road to build a center turn lane.

In an exchange of emails(see Attachment below), Tim Teddy, Planning Director, said this revision was made in accordance with the Planning and Zoning Commission's rules of procedure. I hope this is not the case, but even if correct, it does not supersede Sec. 29- 34 of city zoning regulations, which reads as follows: "The council shall not rezone property to a classification less restrictive than the classification advertised and considered by the commission".

Mr. Teddy claims the request is still C-P, which is meaningless. The requested land use in the statement of intent is part and parcel to the application and therefore the real issue because that is how the property could be developed and used. Two examples illustrate the fallacy of such thinking: 1) say the initial proposed use was for a photography studio, then 7-10 days before the public hearing, a revised statement of intent could be submitted for a Medical Clinic, Small Animal Hospital, or

Research and Development Laboratory – all uses permitted in O-1; and 2) say the initially filed use was for a Beauty Shop, then again 7-10 days before the hearing, the use could be changed to a Fast Food Restaurant, Plumbing and Heating Business, or Self-Service Storage Facility – all uses allowed in C-P. Such practices do not follow long established rezoning procedures and could be (and may be in this case) quickly undermining the integrity and community respect gained by the Commission and Department over many years.

Thank you for considering my comments and opinions.

Sincerely,

Roy Dudark

3709 Falmouth Drive (five blocks from the proposed rezoning)

Attachment

Quoting Roy Dudark dudark@centurytel.net> 3/16/2012 4:51 PM

Tim,

Well, intentions are one thing but changes to the actual written statement of intent (and the land uses listed) and site development plans (and the widening of city streets with the possible loss of the grass strip between the travelled way and the sidewalk and the narrowing of the bike lanes) are what matter if we value our codes and time tested planning and zoning

procedures at all. Citizens rely on you and your staff to impartially apply the zoning regulations adopted by the city council for the good of the entire community.

Roy

Quoting Timothy Teddy <TTTEDDY@gocolumbiamo.com>:

Roy - Whoopps I did misstate that -meant greater- but the advertised request is still C-P. Sorry. Will review the increase in intensity of the one use - they probably look at it as clarification since I think the intention all along has been to enable the pinball and arcade games business.

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I cannot believe what you're saying. A "less restrictive" classification is just that - one that allows more land uses and land uses with more intensity and impact than the classifications below it on the hierarchy or ladder. For instance, someone requests O-1 and O-1 is advertised. Council cannot then grant C-1, a greater not a lesser zoning classification. This is just the opposite of what you stated. Please don't tell me you still believe this after thinking about it. If you do, no wonder were having problems with this case. The fact that they requested C-P and are still requesting C-P is not the point. The problem is that they have changed the requested use from a lower use (internet sales - a use possibly allowed in O-1) to a higher use (retail sales - a use allowed in C-1). You must surely see this as something

the Council cannot grant without re-advertisement.

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I believe the language "The city council shall not rezone property to a classification less restrictive than the classification advertised" prevents Council from granting a lesser zoning classification than the one requested. The advertised classification here was C-P and it is still a request for C-P. The practical issue they need to address is informing the public of the

changes in the statement so everyone has opportunity to review it. I agree with you on your definition of internet sales and that the two descriptions of the one retail use are different. They used "internet retail sales" first and when challenged on that revised it to more accurately describe what their business is and how they would operate it in this location. The other changes are taking out R-2 uses (in addition to R-3), lowering the percent landscaped from 47 to 40 pct, adding the center turn lane improvement, reducing the maximum square feet of building from 16,000 and 10,000 and adding the "agrees to and accepts..." Council initiated O-P zoning language. If the last mentioned is done it would require its own

notice and hearing.

I took the new application question to Law- if it rules a new application is needed they will do that and pay the \$310 fee+advertising.

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Roy

-----+
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct

www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Re: Pinball Company 12-28 Citizen Letter

From: Instrument Repair Service <pipetcal@gmail.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 3/20/2012 11:30 AM
Subject: Re: Pinball Company 12-28 Citizen Letter

There is nothing in this email. Please forward letter. Thank you

Sent from my iPhone

On Mar 20, 2012, at 11:06 AM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

Please find attached correspondence in regard to case 12-28, The Pinball Company rezoning, from Roy Dudark.
Thank you,

-----|
Matthew Lepke, AICP
Planner
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Community Development--Planning Division
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MESSAGE BODY: HTML included in message

Matthew Lepke - Pinball Company 12-28 Citizen Letter

From: Matthew Lepke
To: PZC Members Only
Date: 3/20/2012 11:06 AM
Subject: Pinball Company 12-28 Citizen Letter
Attachments: FW: Pinnball Rezoning Request - Case No. 12-28

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Matthew Lepke - Pinball Co. handout from applicant-led meeting Feb. 22

From: Matthew Lepke
To: Chad Herwald
Date: 3/20/2012 10:26 AM
Subject: Pinball Co. handout from applicant-led meeting Feb. 22

Chad-

Attached is a copy of the Pinball Company handout from the neighborhood meeting that Nic and Brooke Parks and Jay Gebhardt led on Feb. 22 at Rock Bridge Christian Church.

Thank you,

-----+-----
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Matthew Lepke - FW: Pinnball Rezoning Request - Case No. 12-28

From: "roy dudark" <dudark@centurytel.net>
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Date: 3/20/2012 8:57 AM
Subject: FW: Pinnball Rezoning Request - Case No. 12-28

To: Columbia Planning and Zoning Commission
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Date: March 20, 2012

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2. The nearest offices and O-1 zoned property is about 630 feet east of the subject site and the nearest commercial business and C-1 zoned property is about 850 feet east on Green Meadows Road.
3. The business would be receiving and making shipments of the machines several times a week adding truck traffic to a residentially developed street. This presents potential traffic circulation issues whether connecting to Green Meadows Road or Green Meadows Circle (driveways are proposed on both).
4. According to Sec. 29-17 of the zoning regulations, one of the major objectives of a C-P district is: "To encourage development of such scale and character that it will be harmonious with surrounding areas and minimize any adverse impacts. This is clearly not the case here.
5. There are several compatible uses for this site such as PUD planned residential for townhomes or condominiums, a day care center, a group home, a bed and breakfast or some similar use that is both economically feasible and a good fit with the neighborhood.

While I strongly agree with staff's recommendation to deny C-P, I strongly disagree with their suggestion that O-P zoning would be appropriate for this location. Did not their report say that surrounding uses were single family residential, single family attached residential, a church and a fire station? Did not their report say that the nearest office uses and O-1 zoning is 650 feet to the east? Is this not Spot Zoning by their own stated findings and conclusions? I believe the staff suggestion for O-P was influenced by these Director Comments to staff on February 16, 2012 - "perhaps an O-P planned office district is better".

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Roy

Matthew Lepke - Pinball Co. comments review

From: Matthew Lepke
To: Chad Herwald; David Bauer; Matthew Lepke; Patrick Zenner; Planning C...
Date: 3/20/2012
Time: 9:00 AM - 10:00 AM
Subject: Pinball Co. comments review
Place: Planning Conference Room

Meeting to discuss comments regarding the left turn lane on Green Meadows and landscaping on/off site for the Pinball Company (12-28) request. Scott Bitterman only has a half-hour window between 9-9:30 that morning, so we will give him priority.

-----|--
Matthew Lepke, AICP
Planner
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From: Patrick Zenner <przenner@gocolumbiamo.com>
To: DLCLARK@GoColumbiaMO.com
CC: MJLEPKE@GoColumbiaMO.com, MJMOREAU@GoColumbiaMO.com, TTTEDDY@GoColumbiaM...
Date: 3/20/2012 7:19 AM
Subject: Re: Zoning Request for Property on Green Meadows and Green meadows Circle

Please forward to all the Planning Commissioners as "additional correspondence" for Case 12-28.

Thanks

Sent from my iPad

On Mar 20, 2012, at 7:17 AM, "Denise Clark" <DLCLARK@GoColumbiaMO.com> wrote:

> This was in my junk mail.
>
> >> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
> Mr. Teddy, P&Z Members and Council Members
>
> I am writing to express my strong opposition to the zoning request, to
> change from R-1 to CP or O1, on the property located at the corner of
> Green Meadows and Green Meadows Circle. There are a number of reasons
> this request should be turned down and the property left R-1. First,
> it is not a consistent nor good use for the area, second it will have
> an adverse value affect disproportionate to any possible future gains
> and third, there is abundant commercial/manufacturing space available
> throughout the city.
>
> The rezoning from R-1 to CP or O1 is not consistent with the
> surrounding R-1 residential area. The property is situated at the
> gateway or entrance of mature and desirable residential neighborhoods.
> There is not currently any non residential use nearby with the
> exception of places of worship. The retail/manufacturing use that is
> proposed for the site is totally inconsistent with current land use
> and would fit better at the corner of Green Meadows and Providence or
> at the traffic circle east of the Green Meadows and Providence corner
> where empty suitable space exists. The idea of infilling vacant lots in
> residential neighborhoods with retail/manufacturing/commercial
> businesses and buildings is a bad idea and poor planning.
>
> The rezoning of the R-1 to CP or O1 will have an adverse property
> value affect of several established neighborhoods; Trail Ridge
> Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the
> property. A drop in property value would be immediate and devastating
> for some long-term home owners adjacent to the property, while those
> farther away would experience value loss, lack of appreciation and a
> decline of resale value in general. I believe the loss of property
> value would be directly tied to a loss of property tax revenue from
> the area. This is not just my opinion but was expressed by Mr. Brent
> Gardner, a real estate professional in Columbia, when he stated, "it
> might affect some of your property value ..."
>
> There is no justification or good reason for this rezoning request
> when the amount of empty commercial space in Columbia is at such a
> high level. There are available spaces for retail/manufacturing/

> commercial within a short distance of the property at Green Meadows
> and Green Meadows Circle. John John has space at the corner of Green
> Meadows and Providence, Steve Wendling has space at the traffic circle
> east of the corner of Green Meadows and Providence and there are
> spaces available in Peach Tree and on Forum at Chapel Hill as well as
> many others.

>
> This is the most egregious and incompatible use for this property and
> in light of the above reasons I urge you to dismiss this request and
> leave the property R-1.

>
> re: Lot 201, Rock Bridge Christian Church Plat 2

>
> James Reese
> Brueggjenjohann/Reese, Inc.
> breesedesign.biz
> 573-864-3153

>
> ... only worry in the world is the tide going to reach my chair.

>
>
>
>
>
>
>

Matthew Lepke - Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

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The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

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> in light of the above reasons I urge you to dismiss this request and
> leave the property R-1.

>
> re: Lot 201, Rock Bridge Christian Church Plat 2

>
> James Reese
> Brueggenjohann/Reese, Inc.
> breesedesign.biz
> 573-864-3153

>
> ... only worry in the world is the tide going to reach my chair.

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>

Matthew Lepke - Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: PZC Members Only
Date: 3/20/2012 8:59 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

Commissioners - below is an e-mail which was received this morning in reference to Case 12. -028 The Pinball Company.

Thanks.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM >>>
Mr. Teddy, P&Z Members and Council Members

I am writing to express my strong opposition to the zoning request, to change from R-1 to CP or O1, on the property located at the corner of Green Meadows and Green Meadows Circle. There are a number of reasons this request should be turned down and the property left R-1. First, it is not a consistent nor good use for the area, second it will have an adverse value affect disproportionate to any possible future gains and third, there is abundant commercial/manufacturing space available throughout the city.

The rezoning from R-1 to CP or O1 is not consistent with the surrounding R-1 residential area. The property is situated at the gateway or entrance of mature and desirable residential neighborhoods. There is not currently any non-residential use nearby with the exception of places of worship. The retail/manufacturing use that is proposed for the site is totally inconsistent with current land use and would fit better at the corner of Green Meadows and Providence or at the traffic circle east of the Green Meadows and Providence corner where empty suitable space exists. The idea of infilling vacant lots in residential neighborhoods with retail/manufacturing/commercial businesses and buildings is a bad idea and poor planning.

The rezoning of the R-1 to CP or O1 will have an adverse property value affect of several established neighborhoods; Trail Ridge Greenbrier, Green Meadows, Cimmeron and the R-1 to the south of the property. A drop in property value would be immediate and devastating for some long-term home owners adjacent to the property, while those farther away would experience value loss, lack of appreciation and a decline of resale value in general. I believe the loss of property value would be directly tied to a loss of property tax revenue from the area. This is not just my opinion but was expressed by Mr. Brent Gardner, a real estate professional in Columbia, when he stated, "it might affect some of your property value ..."

There is no justification or good reason for this rezoning request when the amount of empty commercial space in Columbia is at such a high level. There are available spaces for retail/manufacturing/

commercial within a short distance of the property at Green Meadows and Green Meadows Circle. John John has space at the corner of Green Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Matthew Lepke - Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle

From: Denise Clark
To: Lepke, Matthew
Date: 3/20/2012 7:17 AM
Subject: Fwd: Zoning Request for Property on Green Meadows and Green meadows Circle
CC: Moreau, Marion; Teddy, Timothy; Zenner, Patrick

This was in my junk mail.

>> James Reese <jwreese@tranquility.net> 3/20/2012 5:29 AM.>>>
Mr. Teddy, P&Z Members and Council Members

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Meadows and Providence, Steve Wendling has space at the traffic circle east of the corner of Green Meadows and Providence and there are spaces available in Peach Tree and on Forum at Chapel Hill as well as many others.

This is the most egregious and incompatible use for this property and in light of the above reasons I urge you to dismiss this request and leave the property R-1.

re: Lot 201, Rock Bridge Christian Church Plat 2

James Reese
Brueggjenjohann/Reese, Inc.
breesedesign.biz
573-864-3153

... only worry in the world is the tide going to reach my chair.

Matthew Lepke - Re: Sarah Hill Sunshine Law Request

From: Matthew Lepke
To: Denise Clark; Patrick Zenner; Timothy Teddy
Date: 3/19/2012 10:17 AM
Subject: Re: Sarah Hill Sunshine Law Request

I have all of the e-mails to date relating to the case--Tim has searched his messages and I don't think Pat has any on this case. I've printed them and will bring them up front to you momentarily.
Thanks,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

>>> Denise Clark <dlclark@gocolumbiamo.com> 3/19/2012 10:11 AM >>>

I have not heard back from you in regard to her sunshine law request for your e-mails.

Please advise.
d

From: Timothy Teddy
To: PZC Members Only
Date: 3/19/2012 10:01 AM
Subject: Fwd: Revised letter - Trailridge to remain R-1

Good morning commissioners -

Comment received this morning on case 12-28, which is on your agenda for this Thursday as a request to table to April 5, 2012.

Sincerely,

Tim

>>> "Arden Boyer-Stephens" <aboyerstephens@gmail.com> 3/19/2012 9:22 AM >>>
Dear Ms. Anthony and Mr. Teddy:

As a part of the Trailridge neighborhood, I stand in opposition to any rezoning request by The Pinball Company or any rezoning request that would allow this area usage other than R-1. I am not convinced the Pinball Company is "only an internet company" nor am I convinced that once rezoned, this and other areas in the neighborhood would not become vulnerable to more rezoning requests. Green Meadows Circle is used by the neighborhood for entry and exit. Having trucks loading/unloading on this residential road would create obstacles to traffic flow as well as ruin the roadway more quickly under the heavy weight of any trucks. This road has no shoulders and was obviously built for residential traffic only. No rezoning for commercial, business, office or industry use should be approved.

I believe I agree with most residents in this neighborhood in opposing a rezoning. We want our neighborhood to remain residential only and I believe our association will continue to oppose any rezoning request. This particular corner does not have the infrastructure to support business/industry/ commercial/office buildings. I don't know a lot about planned land use, but I believe there are other areas within the city that are zoned for business usage and available to new businesses. Those areas should be maximally utilized to their full potential before trying to rezone residential areas.

I appreciate all that Traci Wilson-Kleekamp, Sara Hill and others are doing to protect our residential neighborhood from encroachment by commercial enterprises. The area needs to remain an R-1 zone. I hope to be able to attend the meeting on April 5th, but wanted to send my concerns to you in case I am unable to be at the Planning and Zoning meeting. Thank you for your attention to our concerns.

Arden Boyer-Stephens

Matthew Lepke - RE: Request to Table Pin Ball C-P

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/15/2012 9:13 PM
Subject: RE: Request to Table Pin Ball C-P

Thanks for the update. It is appreciated.

Nancy Welty

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Thursday, March 15, 2012 6:48 PM
To: jvradenburg@aol.com; mlgvs@hotmail.com; nwelty@mchsi.com
Subject: Fwd: Request to Table Pin Ball C-P

Please find attached a request from Jay Gebhardt, on behalf of Nic and Brooke Parks, to table The Pinball Company's rezoning request from R-1 to C-P to the April 5, 2012 Planning and Zoning Commission hearing. Please feel free to share this PDF with others who may want it.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Fwd: Request to Table Pin Ball C-P

From: Matthew Lepke
To: jvradenburg@aol.com; mlgys@hotmail.com; nwelty@mchsi.com
Date: 3/15/2012 6:48 PM
Subject: Fwd: Request to Table Pin Ball C-P
Attachments: Request to Table Pin Ball C-P

Please find attached a request from Jay Gebhardt, on behalf of Nic and Brooke Parks, to table The Pinball Company's rezoning request from R-1 to C-P to the April 5, 2012 Planning and Zoning Commission hearing. Please feel free to share this PDF with others who may want it.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com

Matthew Lepke - Pinball Co. roadway widening

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/15/2012 6:33 PM
Subject: Pinball Co. roadway widening

The new width after the proposed widening, according to my scale, is between 41-43 feet. It appears to be a 38-foot wide section at present. The plan shows lines that mimic the bike lanes on both sides of the roadway, four feet from the front of the curb on either side.

I believe the Public Works traffic division had suggested the left turn lane during earlier review, though I was not party to that conversation. My understanding is that PW traffic has reviewed the revised plan, and it would like further discussion of the proposed widening/left turn lane with Jay Gebhardt. Please feel free to contact Scott Bitterman or Richard Stone at PW traffic, at 874-7649 or 874-7643 respectively, if you have further questions about the roadway.

I hope this helps,

-----+--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> <ddudark@centurytel.net> 3/15/2012 5:17 PM >>>

Matthew,

What is the width of Green Meadows Road from the back of each curb now and after the proposed widening? Does the proposed widening take into consideration the marked bike lanes on both sides? Has Public Works reviewed the proposed widening plans and what did they conclude?

Roy

Matthew Lepke - Request to Table Pin Ball C-P

From: Jay Gebhardt <jay@acivilgroup.com>
To: Tim Teddy <TTTEDDY@gocolumbiamo.com>
Date: 3/15/2012 3:36 PM
Subject: Request to Table Pin Ball C-P
CC: Pat Zenner <przenner@gocolumbiamo.com>, Matthew Lepke
<MJLEPKE@gocolumbi...
Attachments: 20120315152019772.pdf

Tim

Attached is a letter I have written requesting to table the Pin Ball C-P rezoning request for one meeting to allow everyone time to review the request.

If you have any questions please feel free to contact me at 573-864-9811

Jay



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March 15, 2012

Tim Teddy, Director
City of Columbia, Community Development Department
701 E. Broadway
Columbia, MO 65201

RE: The Pinball Company C-P Plan - Case #11-127

Dear Mr. Teddy,

On behalf of our clients, Nicholas and Brooke Parks, we are hereby requesting to table the upcoming March 22, 2012 Planning and Zoning Commission hearing on this project until the following meeting on April 5, 2012.

Our reason for doing so is based on feedback we have been hearing regarding insufficient time for the neighbors and interested parties to review recent staff comment and correction requests and our subsequent comment revisions.

Although the recent changes are only intended to be additional assurances as to the nature and scope of this C-P plan, we feel that said interested parties may need additional time to review these most recent revisions that have come about through the City staff review process.

Sincerely,

Jay Gebhardt

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677

Matthew Lepke - Fwd: Records Request for Case#12-28

From: Denise Clark <dlclark@gocolumbiamo.com>
To: "Teddy, Timothy" <ttteddy@gocolumbiamo.com>, "Lepke, Matthew" <mjlepke@g...
Date: 3/15/2012 1:55 PM
Subject: Fwd: Records Request for Case#12-28
Attachments: Records Request.docx

Please see attache Sunshine Law request and let me know how much you have and how much time it will take to provide the information.

d

----- Forwarded message -----

From: Sarah Hill <sarahhill@mchsi.com>
Date: Thu, Mar 15, 2012 at 2:23 PM
Subject: Records Request for Case#12-28
To: Sheela Amin <SKAMIN@gocolumbiamo.com>, dlclark@gocolumbiamo.com.test-google-a.com

Denise and Shelia,

I am attaching a second records request. After reviewing the file, I feel there is still some information I might need. Please let me know when this request can be fulfilled. I understand it might be a few days. Thank you.

Sarah Hill

TO: Denise Clark, Community Development and Sheela Amin, City Clerk, 701 East Broadway, Columbia, MO 65201

FROM: Sarah Hill

SUBJECT: Records Request for Case #12-28

DATE: March 15, 2012

This is a request for records under the Missouri Sunshine Law, Chapter 610, Revised Statutes of Missouri.

I request that you make available to me the following records—as listed below from October 2011 to the present:

I request that you make available to me all records/correspondence (emails, letters, reports, presentations and like in electronic or paper format) that relate to Case# 12-28 rezoning request at Lot 202 of Rock Bridge Christian Church Plat 2 and all related documents between:

The City of Columbia Planning Department and Nic Parks, Brooke Parks, Brent Gardener and Jay Gephardt.

The City of Columbia Planning Department and the City Attorney, Fred Boeckmann

I would like an opportunity to review the records in question and determine what items I may want to copy. I request that the records be responsive to my request and made available for personal inspection.

I believe my request serves the public interest, and is not just for personal or commercial interest and I therefore, request that all fees for locating and copying the records be waived. The information I obtain through this request will be used to understand the rezoning request that includes discussion of an Internet Retail Sales designation/ordinance process that is being discussed/implemented and how the people of Columbia and the Greenbriar/Trail Ridge neighborhood will benefit.

Please let me know in advance of any search or copying if the fees that will exceed \$100.00.

If portions of the requested records are closed, please segregate the closed portions and provide me with the rest of the records.

I request an opportunity to review and copy:

1) All correspondence in connection to the above mentioned rezoning request & described parties including all records related to the revised statement of intent dated March 8, 2012

Matthew Lepke - Re: Comments on Pinball

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/15/2012 11:31 AM
Subject: Re: Comments on Pinball
CC: Pat Zenner <przenner@gocolumbiamo.com>, Scott Bitterman <SABitter@gocolu...

Matt

I would like to ask that we get the arborist and Scott bitterman and all of the other people we need in one room and go over the comments. I thin this will beneficial and allow us to work out all of the issues with everyone at the same time.

I am available this coming Tuesday or Wednesday at anytime

Thanks

Jay

On Wed, Mar 14, 2012 at 6:24 PM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Jay-

Please see below comments from Public Works regarding the Pinball Company.

Thank you,

Comments Zoning Public Works Department

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road;
- 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer";
- 3 Show bollards for dumpster enclosure;
- 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such;
- 5 Need to show approximate size of on-site detention;
- 6 Need to provide design storm to be met.

-
- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road; **See additional comments below**
 - 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer"; OK
 - 3 Show bollards for dumpster enclosure; OK
 - 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such; OK
 - 5 Need to show approximate size of on-site detention; OK
 - 6 Need to provide design storm to be met. **Design storms shown do not meet requirements;**
 - 7 **Additional comment - What design vehicle is the approach to the loading dock designed to accommodate? Will the length of that design vehicle necessitate pulling out onto Green Meadows Circle to clear the back end of the truck to make the backing maneuver to the loading dock?**
 - 8 **Additional comment - The trees shown on the plan to provide screening against the residentially-zoned property to the west do not appear to be on the subject property. All**

landscaping and screening required by the development must be on the development's property;

9 Additional comment - Need to provide species, size, and spacing to determine if the proposed planting meets screening requirements;

10 Additional comment - Plans do not include enough information to determine if the proposed center left turn lane on Green Meadows Road meets minimum requirements:

- a) Locate and label existing and proposed bicycle lane markings
- b) Label existing sidewalks;
- c) Indicate which lane control markings are painted and which are raised;
- d) The widening shown for Green meadows Road appears to be virtually unbuildable. Please explain how it is possible to construct a 2' x 180' strip of pavement to become an integral part of the road surface;
- e) Provide design criteria used to determine the geometry shown;
- f) Show how sidewalk will be relocated to prevent edge of sidewalk from being immediately adjacent to back of curb.

11 Additional comment - Need to coordinate any lane widening or turn lane design with the City Traffic Engineer.

-----|-----
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.ColumbiaImagined.com

From: Timothy Teddy
To: Gebhardt, Jay; Lepke, Matthew; Murphy, Kevin; Zenner, Patrick
CC: Coil, David; Coil, Randy; Parks, Nic
Date: 3/15/2012 8:28 AM
Subject: Re: Fwd: Digest Number 457[4 Attachments]

Jay,

If you request tabling the request we will forward that information to the Commission.

You should also know that I have discussed this case with the planners in the last 24 hours and the recommendation in our report will be to deny the C-P zoning.

Thanks for sharing the digest.

We do not share the opinion that changing the statement of intent on March 13 is not allowed particularly when it is an effort to clarify the use and make the statement more restrictive. The latest changes can be received is seven days before the hearing date according to commission rules of procedure. That being said in a controversial land use case it takes more time than seven days to explain to concerned parties what is going on. Your letter or e mail requesting a tabling of the case will be appreciated.

Tim

>>> Jay Gebhardt <jay@acivilgroup.com> 3/15/2012 7:53 AM >>>
Good Morning Tim

I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this.

I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request.

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information.

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----

From: <protectgreenmeadows@yahooogroups.com>
Date: Mar 15, 2012 3:23 AM
Subject: Digest Number 457[4 Attachments]
To: <protectgreenmeadows@yahooogroups.com>

**

Preserve Green Meadows

<http://groups.yahoo.com/group/protectgreenmeadows;_ylc=X3oDMTJlb2M5N2M3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDaGRyBHNsawNocGgEc3RpbWUDMTMzMtTc5OTc5NA-->

Messages In This Digest (6 Messages)

1a. Rezoning Request Changed at the 11th hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1a>From: Traci Wilson-Kleekamp 1b.

Re: Rezoning Request Changed at the 11th hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1b>From: Brenda Blankenship 1c.

Re: Rezoning Request Changed at the 11th hour<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_1c>From: Traci Wilson-Kleekamp 2.

Pinball Revised Statement of Intent<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_2>From: Traci Wilson-Kleekamp 3a.

Pinball Co New Documents<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_3a>From: Traci Wilson-Kleekamp 3b.

FW: Pinball Co New Documents [2 Attachments]<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_3b>From: Mary von Schoenborn

View All

Topics<http://groups.yahoo.com/group/protectgreenmeadows/messages;_ylc=X3oDMTJncXYwN2ttBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZG1zZwRzbGsDYXRwYwRzdGlZQMxMzMxNzk5Nzk1?xm=1&m=p&tid=1>

Create

New

Topic<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJnaHBxb3I3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZG1zZwRzbGsDbnRwYwRzdGlZQMxMzMxNzk5Nzk1>

Messages

1a. Rezoning Request Changed at the 11th hour

<http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTJycDJucWhoBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRzZWMDZG1zZwRzbGsDbnRwYwRzdGlZQMxMzMxNzk5Nzk1?xm=1&m=p&tid=1>

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 10:46 am (PDT)

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retail sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

The Planning Dept appears to be bending over backwards at the 11th hour to accommodate the Parks but like our last battle left us out of the loop. I heard that the realtor bragged about getting some sort of high tech ordinance as if they had this deal in the bag. If they have hooked and crooked with the help of planning staff -- as it appears they have -- I am going to start asking for Tim Teddy's resignation.

The sloppiness of sending out docs late and without appropriate notice AND giving the green light a new ordinance without any public discussion is both wrong and unprofessional.

Additionally, P&Z did not have a quorum at the last meeting so all those hearings will now be hosted on March 22 as well: which means it could be very very late before we have our turn to discuss this item. Mr. Teddy has declined both to move the date or to set aside as separate the discussion of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com<tteddy%40gocolumbiamo.com>

Traci Wilson-Kleekamp

Sent from my iPad

Back to top <#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_toc>

Reply to sender

<twilsonklee@earthlink.net?Subject=Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

to group

<protectgreenmeadows@yahoogroups.com?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>|

Reply

via web post

<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJyZGN1dDhwBF9TAzk3MzU5NzE1BGdyEikAzEYNTUyMzE5BGdyCHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA1BHNIYwNkbXNnBHNSawNycGx5BHN0aW1lAzEzME3OTk3OTU-?act=reply&messageNum=1105>

Messages in this topic

<<http://groups.yahoo.com/group/protectgreenmeadows/message/1105>; ylc=X3oDMTM2OWtwcmg3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA1BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->(3)

1b. Re: Rezoning Request Changed at the 11th hour

<<http://groups.yahoo.com/group/protectgreenmeadows/message/1106>; ylc=X3oDMTJyMGlkNnQ2BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA2BHNlYwNkbXNnBHNSawN2bXNnBHN0aW1IAzEzMzE3OTk3OTU->

Posted

by: "Brenda Blankenship" bblanken@columbia.k12.mo.us

<bblanken@columbia.k12.mo.us?Subject=%20Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 11:30 am (PDT)

Traci,

Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

Brenda

>>> Traci Wilson-Kleekamp <twilsonklee@earthlink.net><twilsonklee%40earthlink.net>>
3/14/2012 12:46 PM >>>

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retail sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

The Planning Dept appears to be bending over backwards at the 11th hour to accommodate the Parks but like our last battle left us out of the loop. I heard that the realtor bragged about getting some sort of high tech ordinance as if they had this deal in the bag. If they have hooked and crooked with the help of planning staff -- as it appears they have -- I am going to start asking for Tim Teddy's resignation.

The sloppiness of sending out docs late and without appropriate notice AND giving the green light a new ordinance without any public discussion is both wrong and unprofessional.

Additionally, P&Z did not have a quorum at the last meeting so all those hearings will now be hosted on March 22 as well: which means it could be

very very late before we have our turn to discuss this item. Mr. Teddy has declined both to move the date or to set aside as separate the discussion of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com <tteddy%40gocolumbiamo.com>

Traci Wilson-Kleekamp

Sent from my iPad

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Messages in this topic

<[1c. Re: Rezoning Request Changed at the 11th hour](http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTM2dW52amdpBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA2BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->(3)></p>
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<http://groups.yahoo.com/group/protectgreenmeadows/message/1107;_ylc=X3oDMTJyc3BhczU4BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA3BHNiYwNkbXNnBHNSawN2bXNnBHN0aW1IAzEzMzE3OTk3OTU->

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=+Re%3A%20Rezoning%20Request%20Changed%20at%20the%2011th%20hour>

Wed Mar 14, 2012 12:36 pm (PDT)

Brenda

All the paperwork has changed.

We are working on trying to get an agenda together for next week. We're getting maps etc to strategize!

I will separately the new statement of intent and proposed drawings.

Traci

Sent from my iPhone

On Mar 14, 2012, at 2:32 PM, "Brenda Blankenship" <bblanken@columbia.k12.mo.us> wrote:

> Traci,

>

> Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

>

> Brenda

>

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3/14/2012 12:46 PM >>>

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>

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>

> The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

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of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

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>

> Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

>

> You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com

>

> Traci Wilson-Kleekamp

>

> Sent from my iPad

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<http://groups.yahoo.com/group/protectgreenmeadows/post;_ylc=X3oDMTJyNGczamdVBf9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdychNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA3BHNIYwNkbXNnBHNSawNycGx5BHN0aW1IAzEzMzE3OTk3OTU-?act=reply&messageNum=1107>

Messages in this topic

<[2. Pinball Revised Statement of Intent](http://groups.yahoo.com/group/protectgreenmeadows/message/1105;_ylc=X3oDMTM2Nmnd0MzkwBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdychNwSWQDMTcwNTA2Mzk4NQRTc2dJZAMxMTA3BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwNQ-->(3)></p></div><div data-bbox=)

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Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=+Re%3A%20Pinball%20Revised%20Statement%20of%20Intent>

Wed Mar 14, 2012 12:40 pm (PDT)

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Messages in this topic

<[http://groups.yahoo.com/group/protectgreenmeadows/message/1108;_ylc=X3oDMTM2ZmFpNXBh9F9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA4BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1lAzEzMzE3OTk3OTUEdHBjSWQDMTEwOA-->\(1\)](http://groups.yahoo.com/group/protectgreenmeadows/message/1108;_ylc=X3oDMTM2ZmFpNXBh9F9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA4BHNIYwNkbXNnBHNSawN2dHBjBHN0aW1lAzEzMzE3OTk3OTUEdHBjSWQDMTEwOA-->(1))>

3a. Pinball Co New Documents

<http://groups.yahoo.com/group/protectgreenmeadows/message/1109;_ylc=X3oDMTJyNzBtcHF1BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTA5BHNIYwNkbXNnBHNSawN2bXNnBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Traci Wilson-Kleekamp" twilsonklee@earthlink.net

<twilsonklee@earthlink.net?Subject=+Re%3A%20Pinball%20Co%20New%20Documents>

Wed Mar 14, 2012 12:43 pm (PDT)

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

>

> Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

>

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Messages in this topic

<http://groups.yahoo.com/group/protectgreenmeadows/message/1109;_ylc=X3oDMTM2MmlqZG5vBF9T>

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3b. FW: Pinball Co New Documents [2 Attachments]

<http://groups.yahoo.com/group/protectgreenmeadows/message/1110; ylc=X3oDMTJyY3NjbGN2BF9TA
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YwNkbXNnBHNSawN2bXNnBHN0aW1lAzEzMzE3OTk3OTU->

Posted

by: "Mary von Schoenborn" mlgvs@hotmail.com

<mlgvs@hotmail.com?Subject=+Re%3A%20FW%3A%20Pinball%20Co%20New%20Documents%20%5
B2%20Attachments%5D>

mlgvshotmail

<http://profiles.yahoo.com/mlgvshotmail> Wed Mar 14, 2012 4:03 pm (PDT)

[Attachment(s)<#136166798c9c7953_136164fa38cb05a3_13615742ef9e8413_pLabel.2.1>from

Mary von Schoenborn included below]

Roy,

Thank you so much for contacting me this afternoon. I do remember your work
for the city and working with us when Don Stoeldrier's project progressed.

It's good to know that you live in our neighborhood and are concerned about

Nic and Brooke Parks' submitted plans for the land next to the church.

I said that I would e-mail and copy Traci so that you might communicate

directly with her. She has been a God-send for our area!!When I opened my

email, this was from Traci sent at 3:42pm. I will forward the other

communications sent recently, but better yet you may want to join

protectgreenmeadows**@yahoogroups.**com<protectgreenmeadows%40yahoogroups.com>
to get e-mails directly.

Since I have not looked at the attachments in detail, I'm not sure they

reflect what you mentioned to me about yesterday's (March 13) Revised C-P

Plan which includes widening Green Meadows for a turn lane, or March 8th

Revised Letter of Intent which dropped Internet Sales and put in Retail &

Resale.

Like I mentioned, I was not at the meeting at Joe Johnston's home last

Sunday so do not know how the discussion went or plan of action.

I do believe your idea of getting the signatures on a letter for the P&Z

packets must be done. I will do my part to help; would prefer direction

from Traci.

Thank you again, Mary

PS. Traci--Roy Dudark's phone #817-3215

Mary L. von Schoenborn 3308 Crawford Street Columbia, MO 675203-2930

To: protectgreenmeadows**@yahoogroups.**com<protectgreenmeadows%40yahoogroups.com>

From: twilsonklee@**earthlink.**net <twilsonklee%40earthlink.net>

Date: Wed, 14 Mar 2012 15:42:47 -0400

Subject: Pinball Co New Documents [2 Attachments]

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

Here is the revised statement of intent and revised drawings. Staff is
going to recommend a) deny CP plan or b) approve CP plan subject to a text
change (which is going to be the proposed internet retail sales use) or a

conditional use which will allow limited retail sales.

Attachment(s) from Mary von Schoenborn

4 of 4 File(s)

ATT00001 <<http://xa.yimg.com/kq/groups/12552319/20811662/name/ATT00001>>

PINBALL C-P

PLAN_031312_1.pdf<[http://xa.yimg.com/kq/groups/12552319/887048727/name/PINBALL+C-](http://xa.yimg.com/kq/groups/12552319/887048727/name/PINBALL+C-P+PLAN_031312_1.pdf)

P+PLAN_031312_1.pdf>

ATT00002 <<http://xa.yimg.com/kq/groups/12552319/1020290689/name/ATT00002>>

Statement of

Intent.pdf<<http://xa.yimg.com/kq/groups/12552319/1438531217/name/Statement+of+Intent.pdf>>

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Messages in this topic

<http://groups.yahoo.com/group/protectgreenmeadows/message/1109;_ylc=X3oDMTM2YWM5bmp1BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQRtc2dJZAMxMTEwBHNIYwNkbXNnBHNSawN2dHBjBHN0aW1IAzEzMzE3OTk3OTUEdHBjSWQDMTEwOQ-->> (2)

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Messages<http://groups.yahoo.com/group/protectgreenmeadows/messages;_ylc=X3oDMTJmZm10Ymo3BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNtc2dzBHN0aW1IAzEzMzE3OTk3OTU->>

Photos<http://groups.yahoo.com/group/protectgreenmeadows/photos;_ylc=X3oDMTJmdG5jdHE5BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNwaG90BHN0aW1IAzEzMzE3OTk3OTU->>

Links<http://groups.yahoo.com/group/protectgreenmeadows/links;_ylc=X3oDMTJnZmozWpBmBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNsaW5rcwRzdGltZQMxMzMxNzk5Nzk1>>

Polls<http://groups.yahoo.com/group/protectgreenmeadows/polls;_ylc=X3oDMTJncWltaXBjBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNwb2xscwRzdGltZQMxMzMxNzk5Nzk1>>

Calendar<http://groups.yahoo.com/group/protectgreenmeadows/calendar;_ylc=X3oDMTJlaGJwYmppBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNjYWwEc3RpbWUDMTMzMtMTc5OTc5NQ->>

[image: Yahoo!]

Groups]<http://groups.yahoo.com/;_ylc=X3oDMTJlaTJpZGxiBF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNnZnAEC3RpbWUDMTMzMtMTc5OTc5NQ->>

Change settings via the

Web<http://groups.yahoo.com/group/protectgreenmeadows/join;_ylc=X3oDMTJnZXU2dXI0BF9TAzk3MzU5NzE1BGdycElkAzEyNTUyMzE5BGdycHNwSWQDMTcwNTA2Mzk4NQZzZWMDZnRyBHNSawNzdG5>

ncwRzdGltZQMxMzMxNzk5Nzk1>(Yahoo!

ID required)

Change settings via email: Switch delivery to

Individual<protectgreenmeadows-normal@yahoogroups.com?subject=Email+Delivery:+Individual+Email>|

Switch

format to Traditional<[protectgreenmeadows-](mailto:protectgreenmeadows-traditional@yahoogroups.com?subject=Change+Delivery+Format:+Traditional)

traditional@yahoogroups.com?subject=Change+Delivery+Format:+Traditional>

Visit Your Group

<<http://groups.yahoo.com/group/protectgreenmeadows: ylc=X3oDMTJlc2F2NT11BF9TAzk3MzU5NzE1B>

[GdyceIkAzEyNTUyMzE5BGdyceHNwSWQDMTcwNTA2Mzk4NQRzZWMDZnRyBHNSawNocGYEc3Rpb](http://groups.yahoo.com/group/protectgreenmeadows: ylc=X3oDMTJlc2F2NT11BF9TAzk3MzU5NzE1B)

[WUDMTMzMtTc5OTc5NQ-->](http://groups.yahoo.com/group/protectgreenmeadows: ylc=X3oDMTJlc2F2NT11BF9TAzk3MzU5NzE1B)|

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<protectgreenmeadows-unsubscribe@yahoogroups.com?subject=Unsubscribe>

Matthew Lepke - Fwd: Digest Number 457[4 Attachments]

From: Jay Gebhardt <jay@acivilgroup.com>
To: Tim Teddy <TTTEDDY@gocolumbiamo.com>, Pat Zenner <przenner@gocolumbiamo...>
Date: 3/15/2012 7:54 AM
Subject: Fwd: Digest Number 457[4 Attachments]
CC: Randy Coil <rcoil@coilconstruction.com>, David Coil <dcoil@coilconstruct...>

Good Morning Tim

I thought I should forward this on to you, believe me when I say I am not trying to manipulate this in any way, I am just forwarding the information. You have a tough enough job without this.

I am asking my client to slow down the request to so we do not appear to be pushing this. We want everyone to have enough time.

My intention is to use this time to make sure your staff and public works is completely fine with the plan, left turn lane, and come to a consensus on the variance request.

Because there is so much "information" out there that does not appear to be correct, I would appreciate any help you can give to make sure the commission and the Council's questions about the request are based on the correct and accurate information.

I appreciate you and your staff's patience with the work you do.

Thanks

Jay

----- Forwarded message -----

From: <protectgreenmeadows@yahooogroups.com>
Date: Mar 15, 2012 3:23 AM
Subject: Digest Number 457[4 Attachments]
To: <protectgreenmeadows@yahooogroups.com>

| |
|-------------------------------|
| Preserve Green Meadows |
|-------------------------------|

Messages In This Digest (6 Messages)

- 1a. Rezoning Request Changed at the 11th hour From: Traci Wilson-Kleekamp
- 1b. Re: Rezoning Request Changed at the 11th hour From: Brenda Blankenship
- 1c. Re: Rezoning Request Changed at the 11th hour From: Traci Wilson-Kleekamp
- 2. Pinball Revised Statement of Intent From: Traci Wilson-Kleekamp
- 3a. Pinball Co New Documents From: Traci Wilson-Kleekamp
- 3b. FW: Pinball Co New Documents [2 Attachments] From: Mary von Schoenborn

Messages

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1a. Rezoning Request Changed at the 11th hour

Posted by: "Traci Wilson-Kleekamp"
twilsonklee@earthlink.net
 Wed Mar 14, 2012 10:46 am (PDT)

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retails sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

The Brooks are also seeking another exception besides rezoning from R1 to CP -- to have a split zoning. Commercial for the Parks part of the business and office for their intended lessees.

The Planning Dept appears to be bending over backwards at the 11th hour to accommodate the Parks but like our last battle left us out of the loop. I heard that the realtor bragged about getting some sort of high tech ordinance as if they had this deal in the bag. If they have hooked and crooked with the help of planning staff -- as

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it appears they have -- I am going to start asking for Tim Teddy's resignation.

The sloppiness of sending out docs late and without appropriate notice AND giving the green light a new ordinance without any public discussion is both wrong and unprofessional.

Additionally, P&Z did not have a quorum at the last meeting so all those hearings will now be hosted on March 22 as well: which means it could be very very late before we have our turn to discuss this item. Mr. Teddy has declined both to move the date or to set aside as separate the discussion of an Internet retail sales designation. Of interest to our neighborhood is a business that does Pinball refurbishment (large machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

Please call the Planning Office and let them know that this will not do. Not the bad process, not the bad notice and in particular not the rudeness of the Planners (at least a couple) who think it is their job to bend and play favor for commercial/business interests at the 11th hour!

You can reach him at: 573/874-7318 or email at tteddy@gocolumbiamo.com

Traci Wilson-Kleekamp

Sent from my iPad

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1b. **Re: Rezoning Request Changed at the 11th hour**

Posted by: "Brenda Blankenship"

bblanken@columbia.k12.mo.us

Wed Mar 14, 2012 11:30 am (PDT)

Traci,

Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need, I'm a good worker bee.

Brenda

>>> Traci Wilson-Kleekamp
<twilsonklee@earthlink.net> 3/14/2012 12:46 PM >>>

We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retails sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

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The idea that planning would open R1 zoning to CP when there is already substantive commercial land and in appropriate locations doesn't make sense to me. To buy land that at a residential price for commercial purposes I think is really a very poor land use precedent -- not just for our neighborhood and the gateway to our residential neighborhood but any others in town. CP uses with manufacturing refurbishment in my opinion belongs in an office or commercial designated area.

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You can reach him at: [573/874-7318](tel:573/874-7318) or email at tteddy@gocolumbiamo.com

Traci Wilson-Kleekamp

Sent from my iPad

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1c. **Re: Rezoning Request Changed at the 11th hour**

Posted by: "Traci Wilson-Kleekamp"

twilsonklee@earthlink.net

Wed Mar 14, 2012 12:36 pm (PDT)

Brenda

All the paperwork has changed.

We are working on trying to get an agenda together for next week. We're getting maps etc to strategize!

I will separately the new statement of intent and proposed drawings.

Traci

Sent from my iPhone

On Mar 14, 2012, at 2:32 PM, "Brenda Blankenship" <bblanken@columbia.k12.mo.us> wrote:

> Traci,

>

> Do we need to go door to door to let people know about this? I know we talked about signing a petition it at the meeting, but then found out it wouldn't help. However, do we still need to let people know so they can call or go to the meeting? I can go around door to door on Cumberland and the cul-de-sacs if you think we should. Can you electronically send me the papers you handed out, and I will make copies. Let me know what you need,

I'm a good worker bee.

>

> Brenda

>

> >>> Traci Wilson-Kleekamp

<twilsonklee@earthlink.net> 3/14/2012 12:46 PM >>>

> We learned late in the day yesterday that Nic and Brooke Parks have amended their statement of intent for the proposed rezoning the proper adjacent to Rockbridge Christian Church from R1 to CP.

>

> They are asking for a Internet retail sales designation be given as a text change in the rezoning request/process. However no current designation currently exists on the books for Internet retails sales. I repeat there is no such ordinance with a legal description for such uses. To do this as a process is not simply a word change.

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machines) and requires the delivery of these machines with an Atlas Van Lines size truck 2-3 times a week off of Green Meadows-- AND they are requesting essentially reconfiguring Green Meadows @ Green Meadows Cir for a driveway.

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>

> You can reach him at: [573/874-7318](tel:573/874-7318) or email at tteddy@gocolumbiamo.com

>

> Traci Wilson-Kleekamp

>

> Sent from my iPad

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2. **Pinball Revised Statement of Intent**

Posted by: "Traci Wilson-Kleekamp"
twilsonklee@earthlink.net
Wed Mar 14, 2012 12:40 pm (PDT)

Sent from my iPhone

Begin forwarded message:

>

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3a. **Pinball Co New Documents**

Posted by: "Traci Wilson-Kleekamp"
twilsonklee@earthlink.net
Wed Mar 14, 2012 12:43 pm (PDT)

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

>

> Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

>

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3b. **FW: Pinball Co New Documents [2 Attachments]**

Posted by: "Mary von Schoenborn" mlqvs@hotmail.com
mlqvshotmail
Wed Mar 14, 2012 4:03 pm (PDT)

[Attachment(s) from Mary von Schoenborn included below]

Roy,

Thank you so much for contacting me this afternoon. I do remember your work for the city and working with us when Don Stoeldrier's project progressed. It's good to know that you live in our neighborhood and are concerned about Nic and Brooke Parks' submitted plans for the land next to the church.

I said that I would e-mail and copy Traci so that you might communicate directly with her. She has been a God-send for our area!! When I opened my email, this was from Traci sent at 3:42pm. I will forward the other communications sent recently, but better yet you may want to join protectgreenmeadows@yahoogroups.com to get e-mails directly.

Since I have not looked at the attachments in detail, I'm not sure they reflect what you mentioned to me about yesterday's (March 13) Revised C-P Plan which includes widening Green Meadows for a turn lane, or March 8th Revised Letter of Intent which dropped Internet Sales and put in Retail & Resale.

Like I mentioned, I was not at the meeting at Joe Johnston's home last Sunday so do not know how the discussion went or plan of action.

I do believe your idea of getting the signatures on a letter for the P&Z packets must be done. I will do my part to help; would prefer direction from Traci.

Thank you again, Mary

PS. Traci--Roy Dudark's phone #817-3215

Mary L. von Schoenborn 3308 Crawford Street Columbia,
MO 675203-2930

To: protectgreenmeadows@yahoogroups.com

From: twilsonklee@earthlink.net

Date: Wed, 14 Mar 2012 15:42:47 -0400

Subject: Pinball Co New Documents [2 Attachments]

FYI -- please share with neighbors!

Traci

Sent from my iPhone

Begin forwarded message:

Here is the revised statement of intent and revised drawings. Staff is going to recommend a) deny CP plan or

b) approve CP plan subject to a text change (which is going to be the proposed internet retail sales use) or a conditional use which will allow limited retail sales.

Attachment(s) from Mary von Schoenborn

4 of 4 File(s)



ATT00001



PINBALL C-P PLAN_031312_1.pdf



ATT00002



Statement of Intent.pdf

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Matthew Lepke - Protest petition

From: Matthew Lepke
To: Conor Henley
Date: 3/14/2012 8:23 PM
Subject: Protest petition
Attachments: Bourn Ave Protest Petition Verif Letter 100810.doc; Leawood Plaza Protest Ltr list Alpha.xls; Leawood Protest Buffer Map.jpg

Conor-

We will likely receive a protest petition regarding case 12-28, the Pinball Company C-P. There are a few things you will need to do to verify that the petition is valid. Attached are a couple of things I put together for the last protest petition (from Steve's neighborhood on Bourn Ave.) we had on a case.

Let's discuss this more tomorrow; you will ultimately certify the results and report them to the City Clerk.

Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - Comments on Pinball

From: Matthew Lepke
To: jay@acivilgroup.com
Date: 3/14/2012 6:24 PM
Subject: Comments on Pinball

Jay-
Please see below comments from Public Works regarding the Pinball Company.
Thank you,

Comments Zoning Public Works Department

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road;
 - 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer";
 - 3 Show bollards for dumpster enclosure;
 - 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such;
 - 5 Need to show approximate size of on-site detention;
 - 6 Need to provide design storm to be met.
-

- 1 Driveway access should be from Green Meadows Circle rather than Green Meadows Road. A center left turn lane will be required on Green Meadows Road should the developer wish to have driveway access to Green Meadows Road; **See additional comments below**
- 2 What appears to be existing storm sewer is labeled "proposed 8" sanitary sewer"; **OK**
- 3 Show bollards for dumpster enclosure; **OK**
- 4 If the "ghost lines" northeast of the proposed main driveway onto Green Meadows is intended to represent future parking, label as such; **OK**
- 5 Need to show approximate size of on-site detention; **OK**
- 6 Need to provide design storm to be met. **Design storms shown do not meet requirements;**
- 7 **Additional comment - What design vehicle is the approach to the loading dock designed to accommodate? Will the length of that design vehicle necessitate pulling out onto Green Meadows Circle to clear the back end of the truck to make the backing maneuver to the loading dock?**
- 8 **Additional comment - The trees shown on the plan to provide screening against the residentially-zoned property to the west do not appear to be on the subject property. All landscaping and screening required by the development must be on the development's property;**
- 9 **Additional comment - Need to provide species, size, and spacing to determine if the proposed planting meets screening requirements;**
- 10 **Additional comment - Plans do not include enough information to determine if the proposed center left turn lane on Green Meadows Road meets minimum requirements:**
 - a) Locate and label existing and proposed bicycle lane markings
 - b) Label existing sidewalks;
 - c) Indicate which lane control markings are painted and which are raised;
 - d) The widening shown for Green meadows Road appears to be virtually unbuildable. Please explain how it is possible to construct a 2' x 180' strip of pavement to become an integral part of the road surface;
 - e) Provide design criteria used to determine the geometry shown;

- f) Show how sidewalk will be relocated to prevent edge of sidewalk from being immediately adjacent to back of curb.

11 Additional comment - Need to coordinate any lane widening or turn lane design with the City Traffic Engineer.

-----+--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com

Matthew Lepke - 12-028 Pinball Co.

From: David Bauer
To: Lepke, Matthew
Date: 3/14/2012 4:53 PM
Subject: 12-028 Pinball Co.

Check out the new and improved (depending on whom you ask) comments. Not available in stores anywhere!
Only available through your local Naviline connection. Get yours today!! But wait! There's more.....

Matthew Lepke - Sarah Hill records request

From: Denise Clark
To: Graham, Renee
Date: 3/14/2012 2:13 PM
Subject: Sarah Hill records request
CC: Lepke, Matthew; Zenner, Patrick

Renee,

Please be advised after reviewing the file, Ms. Hill has verbally withdrawn her records request. She stated she would send an e-mail so it was stated in writing as well. I will send that e-mail on to you also when I receive it.

I have notified her that if she re-submits her records request as it is currently stated, which covers multiple departments, she will need to go thru you.

Denise

TO: Sheela Amin, City Clerk, 701 East Broadway, Columbia, MO 65201

FROM: Sarah Hill

SUBJECT: Records Request for Case #12-28

DATE: March 14, 2012

This is a request for records under the Missouri Sunshine Law, Chapter 610, Revised Statutes of Missouri.

I request that you make available to me the following records—as listed below from January 2011 to the present:

I request that you make available to me all records/correspondence (emails, letters, reports, presentations and like in electronic or paper format) that relate to Case# 12-28 rezoning request at Lot 202 of Rock Bridge Christian Church Plat 2 and all related documents between the City of Columbia, Mayor, City Council, City Manager, Dept of Planning and Zoning, City Attorney, Public Works, Nic Parks, Brooke Parks, Brent Gardener and Jay Gephardt.

I would like an opportunity to review the records in question and determine what items I may want to copy. I request that the records be responsive to my request and made available for personal inspection.

I believe my request serves the public interest, and is not just for personal or commercial interest and I therefore, request that all fees for locating and copying the records be waived. The information I obtain through this request will be used to understand the rezoning request that includes discussion of an Internet Retail Sales designation/ordinance process that is being discussed/implemented and how the people of Columbia and the Greenbriar/Trail Ridge neighborhood will benefit.

Please let me know in advance of any search or copying if the fees that will exceed \$100.00.

If portions of the requested records are closed, please segregate the closed portions and provide me with the rest of the records.

I request an opportunity to review and copy:

1) All correspondence in connection to the above mentioned rezoning request & described parties including all records related to the revised statement of intent dated March 8, 2012

Matthew Lepke - Re: Records Request for Case #12-28

From: Denise Clark
To: Hill, Sarah
Date: 3/14/2012 1:28 PM
Subject: Re: Records Request for Case #12-28
CC: Graham, Renee; Lepke, Matthew; Zenner, Patrick

Sarah,

I need a more specific listing on what exactly you want as it pertains to correspondence. I am not sure I will be able to provide copies of all of the information to you by the close of the business day. Please note the established policy to fulfill a Sunshine Law request stated I have to figure a time and cost estimate associated with the request and collect the money prior to producing all the documents. Please let me know specifically what documents you were wanting as it relates to the Case 12-28. I will review your specific request listing and provide you with a cost estimate for fulfilling your sunshine law request.

Thank you.

Denise Clark, Administrative Assistant
City of Columbia
Planning & Community Development Department
701 E. Broadway; PO Box 6015
Columbia, MO 65205-6015
573-874-7639 (Direct)
573-874-7239 (Main number)
573-874-7546 (Fax)
dclark@gocolumbiamo.com
planning@gocolumbiamo.com

>>> Sarah Hill <sarahhill@mchsi.com> 3/14/2012 12:38 PM >>>

Denise,

I will be coming by today with a written request to obtain all correspondence/records pertaining to the rezoning case #12-28 (Lot 202 of Rock Bridge Christian Church Plat 2, Nic and Brooke Parks). I hope to have all materials by the close of business today.

Thank you.

Sarah Hill

Matthew Lepke - Fwd: Sarah Hill (not from KOMU)

From: Denise Clark
To: Lepke, Matthew; Zenner, Patrick
Date: 3/14/2012 1:23 PM
Subject: Fwd: Sarah Hill (not from KOMU)

>>> Kathy Sides 3/14/2012 11:32 AM >>>

D - She's e-mailing you and also will bring to you this afternoon a Sunshine request for all correspondence re: case 1228. Wants the docs by close of business today if possible.

Matthew - FYI

Matthew Lepke - Sarah Hill (not from KOMU)

From: Kathy Sides
To: Clark, Denise; Lepke, Matthew
Date: 3/14/2012 11:32 AM
Caller: Sarah Hill (not from KOMU)

D - She's e-mailing you and also will bring to you this afternoon a Sunshine request for all correspondence re: case 1228. Wants the docs by close of business today if possible.

Matthew - FYI

Matthew Lepke - RE: Pinball Company revised documents

From: Matthew Lepke
To: Nancy Welty
Date: 3/14/2012 9:28 AM
Subject: RE: Pinball Company revised documents

Nancy,
Good question. The City has not defined an internet business. You'll note on the new statement of intent that they're referring to retail sales, which is a use in the zoning ordinance. The City Council will likely decide whether or not it wants to have some sort of internet-based sales use defined in City Code. Council will also be the body to give the ultimate aye or nay on the rezoning request.
I hope this is helpful,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> "Nancy Welty" <nwelty@mchsi.com> 3/13/2012 9:09 PM >>>

Thanks.

A question for you: Has the city defined an "internet business" yet for planning and zoning purposes? If so, how is it defined?

Thanks,

Nancy

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Tuesday, March 13, 2012 8:41 PM
To: Nancy Welty
Subject: Pinball Company revised documents

Here are the revised documents. Please feel free to pass them along to others.

Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
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573.874.7437 direct
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www.Columbialmagined.com

Matthew Lepke - Adjacent property owners mailing list

From: Matthew Lepke
To: usmcquantico@gmail.com
Date: 3/14/2012 9:25 AM
Subject: Adjacent property owners mailing list
Attachments: 20120314091137281_1.pdf

Here is the mailing list for the Pinball Company; I hope it is helpful.
See you at the meeting,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com

PROPERTY OWNERS

| PARCEL | OWNER1 | AS OWNER 2 | AS MAIL 1 | CITY | STATE | ZIP | AS CARE 1 |
|------------------|----------------------------|-----------------|----------------------------------|----------|-------|-------|---------------------------|
| 1690700040120001 | ROBINSON-CRAIG SANDRA F | REVOCABLE TRUST | 6255 S SINCLAIR RD | COLUMBIA | MO | 65203 | |
| 1690700040090001 | BROWN GARY LAWRENCE TRUST | | 201 GREEN MEADOWS CIRCLE | COLUMBIA | MO | 65203 | |
| 1690700040100001 | DOBBS EDNA MAE FAMILY | TRUST | 3006 MELODY LN | COLUMBIA | MO | 65203 | |
| 1690700180020001 | ROCK BRIDGE CHRISTIAN | CHURCH INC | 301 W GREEN MEADOWS RD | COLUMBIA | MO | 65203 | |
| 1690700040080001 | HITT H DEAN | | 3005 MELODY LN | COLUMBIA | MO | 65203 | |
| 1690700010170001 | VANDEPOPULIERE MARJORIE A | TRUST | 211 GREEN MEADOWS CIR | COLUMBIA | MO | 65203 | |
| 1690600020680001 | JOHNSON DANIEL E | | P O BOX 7057 | COLUMBIA | MO | 65205 | |
| 1690600020700001 | PRIEST MICHAEL | | 4601 S OLD MILL CREEK RD | COLUMBIA | MO | 65203 | |
| 1690600020640001 | DAVEY PROPERTIES LLC | | 3500 OLD FIELD RD | COLUMBIA | MO | 65203 | BRENT D JONES |
| 1690600020630001 | JONES CLARK L | | 400 GRAPEVINE CT | COLUMBIA | MO | 65203 | |
| 1690700150010001 | INNOVATIVE MANAGEMENT & | INVESTMENT INC | P O BOX 1695 | COLUMBIA | MO | 65205 | CRESCENT GREEN CONDO ASS |
| 1690700180010001 | ROCK BRIDGE CHRISTIAN | CHURCH INC | 301 W GREEN MEADOWS RD | COLUMBIA | MO | 65203 | c/o Victoria Boyd-Kennedy |
| 700150010101 | INNOVATIVE MANAGEMENT & | INVESTMENT INC | P O BOX 1695 | COLUMBIA | MO | 65205 | CRESCENT GREEN CONDO ASS |
| 1690700150360001 | GODFREY ACRES CORPORATION | | 1103 DORAL DR | COLUMBIA | MO | 65203 | |
| 1690700150020201 | MCCOY WAYNE R & SHARON L & | STEVE REICHLIN | P O BOX 1695 | COLUMBIA | MO | 65205 | CRESCENT GREEN CONDO ASS |
| 1690700150020001 | K & K DEVELOPMENT | | PO BOX 10124 | COLUMBIA | MO | 65205 | |
| 1690700150020101 | WILLETT KENT F & VICKI A | | P O BOX 1695 | COLUMBIA | MO | 65205 | CRESCENT GREEN CONDO ASS |
| | The Pinball Company | | 1020 E. Green Meadows Rd Ste 112 | COLUMBIA | MO | 65201 | c/o Nick and Brooke Parks |

| | | | | | | |
|------------------------|-------------------|----------------------|----------|----|-------|--|
| Green Meadows | Roger Wilhelm | 3304 Skylark Dr. | COLUMBIA | MO | 65203 | |
| Greenbriar-Trail Ridge | Nancy Welty | 2901 Greenbriar Dr. | COLUMBIA | MO | 65203 | |
| Rockbridge | Joseph Vradenburg | 105 W. El Cortez Dr. | COLUMBIA | MO | 65203 | |

Matthew Lepke - RE: Pinball Company revised documents

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/13/2012 9:09 PM
Subject: RE: Pinball Company revised documents

Thanks.

A question for you: Has the city defined an "internet business" yet for planning and zoning purposes? If so, how is it defined?

Thanks,

Nancy

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Tuesday, March 13, 2012 8:41 PM
To: Nancy Welty
Subject: Pinball Company revised documents

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Thank you,

-----|
Matthew Lepke, AICP
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Matthew Lepke - Pinball Company revised documents

From: Matthew Lepke
To: Nancy Welty
Date: 3/13/2012 8:41 PM
Subject: Pinball Company revised documents
Attachments: 20120313142618485_1_1.pdf; PINBALL C-P PLAN_031312_2_1.pdf

Here are the revised documents. Please feel free to pass them along to others.
Thank you,

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
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Matthew Lepke - RE: Rock Bridge Christian Church Plat 2

From: "Nancy Welty" <nwelty@mchsi.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/13/2012 8:36 PM
Subject: RE: Rock Bridge Christian Church Plat 2

Matthew,

I have heard rumors that statement of intent and paperwork on this proposal has changed since you sent it to me last month. Would you please send me copies of the revised application for our neighborhood's review? I would appreciate being kept informed on this C-P application request.

Thanks,

Nancy Welty

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Thursday, March 01, 2012 4:21 PM
To: nwelty@mchsi.com
Subject: Rock Bridge Christian Church Plat 2

Nancy-

We have reviewed the background on the RBCC plat request and determined that, since there was a previously approved final plat (RBCC, Plat 1) from 2001, this plat does not need to go to the March 8 Planning Commission meeting and will proceed on its established schedule to Council at the March 19/April 2 meetings.

As plat 1 was reviewed by both the Planning Commission and City Council, and the current request to make two lots is a resubdivision and qualifies as a replat under the subdivision code, these are the reasons that it does not need to return to the Planning Commission.

Again, this is considered under a separate set of regulations as the rezoning request, and is a different case than the C-P application. Any plat that conforms to the subdivision code requirements must be approved.

I just wanted to give you an update, since I know that we had discussed the plat previously.

Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway

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Matthew Lepke - Re: Pinball Co. revised statement of intent

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/13/2012 8:12 PM
Subject: Re: Pinball Co. revised statement of intent

Okay; please let me know if you need further information.

-----|--
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
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573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmaged.com
>>> <ddudark@centurytel.net> 3/13/2012 8:05 PM >>>

Matthew,

Thanks. I'll be in touch.

Roy

From: Marion Moreau
To: USMCQuantico@gmail.com
CC: Lepke, Matthew
Date: 3/13/2012 4:24 PM
Subject: Chapter 29 ZONING*

Mr Hitt,

Here is a like to the Zoning Code of Ordinances. When you go to Chapter 29 you will be able to choose the

R-1 and C-P Zoning and read the Ordinances that apply.

If we can be of further assistance, please do not hesitate to contact our office at 874-7239.

Thank You

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/index.html

Marion Moreau
Office Assistant
Community Development Department
mimoreau@gocolumbiamo.com
Phone: 874-7239
Fax: 874-7546

Matthew Lepke - Pinball Co. revised statement of intent

From: Matthew Lepke
To: ddudark@centurytel.net
Date: 3/13/2012 3:01 PM
Subject: Pinball Co. revised statement of intent
Attachments: 20120313142618485_1.pdf; PINBALL C-P PLAN_031312_2.pdf

Roy-

Please find attached the revised statement of intent and C-P plan PDF for the Pinball Company site.

Thank you for your thoughts and wisdom on this project. Tim has received your message and will return your call once he has had a chance to review these same documents.

-----|
Matthew Lepke, AICP
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Community Development--Planning Division
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Columbia, MO 65205
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573.874.7437 direct
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www.Columbialmaged.com

Matthew Lepke - Pinball revised drawings

From: Matthew Lepke
To: ward5@gocolumbiamo.com
Date: 3/13/2012 1:03 PM
Subject: Pinball revised drawings
Attachments: PINBALL C-P PLAN_031312_1.pdf

Please see the attached plans for the Pinball Company, as revised.
Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
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www.Columbialmaged.com

Matthew Lepke - Re: PDF of new Pinball Co. plan

From: Brent Brown <brent@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/13/2012 1:01 PM
Subject: Re: PDF of new Pinball Co. plan
Attachments: PINBALL C-P PLAN_031312.pdf

Matthew,

I have attached the pdf as requested, had a feeling that would be coming, but didn't make time to send when I submitted the plans on Friday.

On a different subject, same project of the Final Plat. Where we at in the re-review process? I probably need to work towards getting the mylar signed by the owner and sometimes those things take time.

Brent A. Brown
A Civil Group
3401 Broadway Business Park Ct., Suite 105
Columbia, MO 65203

Office - 573-817-5750

Brent@ACivilGroup.com
www.acivilgroup.com
www.acghomeandbuildinginspection.com

On Tue, Mar 13, 2012 at 12:00 PM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Could you please send a PDF of the revised Pinball Co. plans?
Thank you,

-----|---
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
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www.Columbialmagined.com

Matthew Lepke - Pinball Co. revised statement of intent

From: Matthew Lepke
To: ward5@gocolumbiamo.com
Date: 3/13/2012 12:25 PM
Subject: Pinball Co. revised statement of intent
Attachments: 20120313121303689_1.pdf

Helen-
Please see the attached statement of intent, revised, for the Pinball Company project. I've requested the revised plans, and will pass them along to you as soon as I receive them.
Thank you,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
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Columbia, MO 65205
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Matthew Lepke - Re: Pinball Co. variance

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/13/2012 9:45 AM
Subject: Re: Pinball Co. variance
CC: Pat Zenner <przenner@gocolumbiamo.com>, Tim Teddy <TTTEDDY@gocolumbiamo....>

Matt,

We have provided landscaping in lieu of the fence and it is shown on the plan. I assume you have looked at this and someone has made the determination that this landscaping is not adequate in their opinion. If that is the case, what in their opinion, is it going to take to reach 80% opacity within the four growing seasons allowed for in the ordinance. Perhaps no variance is even needed.

Thanks

Jay

On Tue, Mar 13, 2012 at 8:59 AM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Jay-
Please see the attached letter regarding the Pinball Co. variance request.
Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
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573.874.7437 direct
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www.Columbialmagined.com

----- Forwarded message -----

From: planningcopier@gocolumbiamo.com
To: "Matthew Lepke" <mjlepke@gocolumbiamo.com>
Cc:
Date: Tue, 13 Mar 2012 08:46:09 -0400
Subject:
This E-mail was sent from "RNPDD882C" (Aficio MP 4000).

Scan Date: 03.13.2012 08:46:09 (-0400)
Queries to: planningcopier@gocolumbiamo.com

Matthew Lepke - Pinball Co. variance

From: Matthew Lepke
To: jay@acivilgroup.com
Date: 3/13/2012 8:59 AM
Subject: Pinball Co. variance

Jay-

Please see the attached letter regarding the Pinball Co. variance request.

Thank you,

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
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Columbia, MO 65205
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Patrick Zenner - Re: Pin Ball Company C-P

From: Patrick Zenner <przenner@gocolumbiamo.com>
To: jay@acivilgroup.com
Date: 3/6/2012 11:18 AM
Subject: Re: Pin Ball Company C-P

Jay:

Trying to administer and keep up with the need to initiate a rezoning action at a future date is not really that great or easy a task. Therefore, I would prefer to not go down that road at all. Conditioning the termination of the commercial use regardless of how narrowly defined is just not something that I or our Law Department are comfortable with.

As we discussed yesterday, the idea of extending commercial back into this area is really not supportable. The staff believes the best way to solve this problem is with the text change as we have suggested. While your narrowly constructed SOI is protective it is also subject to change and that change is what I see as the biggest obstacle to the request.

Should you obtain the rezoning to C-P as you are proposing with the narrow uses, I think your client's willingness to allow Council to initiate a downzoning to O-P should the O-1 text change be approved shows your client's acknowledgement of the issue this request is creating. Such future action to downzone, in my opinion, is good for the neighborhood and City overall. We have precedent for this type of action.

I would do nothing more than revise the SOI to make it limited to the uses that we talked about yesterday and have the SOI "design parameters" reflect the max/min areas we talked about. If you feel so inclined, you can include in the SOI language that authorizes the City Council to initiate rezoning of the property should a text change to the O-1 district be passed allowing the for limited "internet" retail sales. Inclusion of this language would likely "cut to the chase" about your client's willingness to not really want commercial uses, but rather an office environment that allow sales activities.

I hope this helps.

Pat

Sent from my iPad

On Mar 6, 2012, at 7:30 AM, "Jay Gebhardt <jay@acivilgroup.com>" <jay@acivilgroup.com> wrote:

Pat,

Thanks for meeting with me yesterday,

I was writing the revisions to the statement of intent this morning and thought of something I wanted to run by you.

Fred and Cavanaugh told us we cannot sunset a use like we would like to request as a condition, so...

Can we request or agree to a condition that we would not oppose a staff or council initiated rezoning of the property to O-P once the Pinball Company use leaves the building?

I know we have narrowly defined this use so that essentially no other commercial use can happen here except for an identical use,

But in an attempt to gain staff's support I would like to see if agreeing to the property being rezoned to O-P with all O-1 uses and no R-3 uses at the termination of the Pin Ball Company's occupancy of the building would be something the staff could support. We can work out the details, but I want to address this issue as best I can.

The whole problem here it seems is the appropriateness of the one narrow commercial use. I would like to ask if you cannot support the rezoning that you support the rezoning with the condition that we would not oppose a Council initiated rezoning of the property to O-P once the Pin Ball company does not occupy the building.

I think between the narrowly defined retail use and this agreement to allow the property to be rezoned by the Council is sufficient to protect the neighborhood from the creep of other retail or commercial uses which they fear.

Do you agree? After all, as we have discussed, the proposed retail use does not have any of the bad impacts to the neighborhood of regular retail uses, it essentially could be done in the existing zoning as a home occupation, and if this one retail use goes away when the Pin Ball Company no longer occupies the building by rezoning the property, then isn't this a good compromise?

We also do not oppose the idea of rezoning this property to C-P with this one narrowly defined use and agreeing to a Council Initiated rezoning of the property to O-P if the Council adds the proposed use to the O-1 zoning category in the future.

We can agree to do either of these or both.

Let me know, I would really like to go into these meetings with an acceptable Statement of Intent and The Staff's recommendation of approval with the conditions stated.

Thanks

Jay

<mime.822>

Matthew Lepke - Pin Ball Company C-P

From: Jay Gebhardt <jay@acivilgroup.com>
To: Pat Zenner <przenner@gocolumbiamo.com>
Date: 3/6/2012 7:30 AM
Subject: Pin Ball Company C-P
CC: Matthew Lepke <MJLEPKE@gocolumbiamo.com>, Tim Teddy <TTTEDDY@gocolumbiam...

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We can agree to do either of these or both.

Let me know, I would really like to go into these meetings with an acceptable Statement of Intent and The Staff's recommendation of approval with the conditions stated.

Thanks

Jay

Patrick Zenner - Fwd: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm

From: Jay Gebhardt <jay@acivilgroup.com>
To: Pat Zenner <przenner@gocolumbiamo.com>
Date: 3/5/2012 11:31 AM
Subject: Fwd: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm

fyi

----- Forwarded message -----

From: Brent Brown <bbrownfantasy@gmail.com>
Date: Sun, Mar 4, 2012 at 1:30 PM
Subject: Fwd: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm
To: "teamacg@acivilgroup.com" <teamacg@acivilgroup.com>

Brent

Sent from mobile device.

----- Forwarded message -----

From: "Traci Wilson-Kleekamp" <twilsonklee@earthlink.net>
Date: Mar 4, 2012 12:58 PM
Subject: Rezoning Thoughts @ P&Z on March 22, 2012 7 pm
To: <tracilizz@yahoo.com>

Happy Sunday Neighbors!

I apologize in advance for any duplication in emails. I'm super busy and trying best to keep everyone who has expressed an interest in the re-zoning in the loop. I am traveling quite a bit this month.. and doing my level best to stay on top of this issue. Please make sure your neighbors are in the loop on this issue!

We are trying to set up another meeting time to discuss whether the neighborhood will support this re-zoning. Please feel free to email our council member Helen Anthony (and copy me) at: hanthony@mchsi.com to express your support or non-support. I need to know where the neighborhood stands. Do we want to support this proposal? So far -- I have only heard NO! We do need help getting the word out about the P&Z meeting on March 22 -- **we to be at that meeting in full force.**

I am suggesting an Open House meeting on **Sun March 11 from Noon-3**. This gives neighbors an opportunity to drop by, look at the materials that were distributed by Nic and Brooke Parks -- and discuss a potential strategy in response. Another date could be **March 13th at 6:30 pm.**

Let me know if these times work for you.

Items to think about?

- Is there an abundant supply of commercial/office space already zoned commercial?
- Is an internet business (CP) and the nature of the uses appropriate for our R1 neighborhood (refurbishment manufacturing, large truck delivery)? I am not against office zoning -- and I am against the proposed use & the Pandora's box it opens for future re-zoning requests. What if the Church goes under? Will the Parks if they are granted support to re-zone and the Church financially fails -- will they be tempted to buy the property and re-zone the entire piece of land -- as Mr. Parks said at the last meeting he is trying to build his commercial real estate profile? Maybe I am dreaming but this is still a legitimate concern.
- Will a re-zoning to commercial alter the culture & gateway into the neighborhood/Green Meadows Dr. corridor?
- Will the rezoning set an unwelcome precedence not only for us but other R1 communities in Columbia?
- Will the re-zoning value-add to our property values and the neighborhood in general.
- Is the re-zoning represent zoning policy
- Is there neighborhood support of a community garden which would be located on the land adjacent to the Fire Station. If you haven't received the summary I sent around to the neighbors about potential options -- please let me know.. and I'll shoot it over to you.
- Is it possible to still act with an NID (Neighborhood Improvement District). Potentially an NID -- if successful could help us control the vacant land and ward off suitors who want to impose commercial zoning in the middle of a stable and thriving R1 neighborhood. We have been talking about a possible Neighborhood Improvement District (NID) since well before Mr. Brooks presented his plan -- but the Planning Dept only recently and finally responded with documents giving guidance on how the process works.. I am not sure whether there is time or the ability to discuss alternatives for the Church so that they are not financially dependent on the proposed re-zoning transaction -- which may not be the best land-use decision for the neighborhood.

If you can help out in any way with passing out fliers or contributing to postage costs -- please email Sarah Hill at: sarahhill@mchsi.com

Feedback and suggestions welcome.

Traci Wilson-Kleekamp

Matthew Lepke - Re: Pinball

From: Jay Gebhardt <jay@acivilgroup.com>
To: Matthew Lepke <MJLEPKE@gocolumbiamo.com>
Date: 3/5/2012 10:00 AM
Subject: Re: Pinball
CC: Brent Brown <brent@acivilgroup.com>, Cody Darr <cody@acivilgroup.com>, K...

If I thought it would help I would try to do something about this, but I certainly don't want to make a bad situation worst. If you think it would help I can schedule a meeting with Mike Mathis about this. has Tim tried talking to John about resolving this?

I do have concerns that when you get busy, and it will, these delays from Public Works will get worst rather than better and the Planning Department is the one that gets the short end of the stick.

I would like to see a policy that if you don't get comments in by the deadline the Planning Department establishes, the Planning Department will run with what they have and everyone loses their chance for their input to be considered before the Public Hearings are held. It may seem rather radical, but you have to make it the Public Works Department's problem before they will work with you to solve it.

When Public Works looks bad because of this they will figure out a way to get their comments done on time. It is sad you have to treat this situation this way, but sometimes there is no choice.

Jay

On Mon, Mar 5, 2012 at 9:19 AM, Matthew Lepke <MJLEPKE@gocolumbiamo.com> wrote:

Pat indicated that he'd had a conversation with David Bauer, who said the tentative PW comments were likely the only ones we'll see. So, third-hand, I'd say run with what you have.

Thank you,

-----|-----

Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
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[573.874.7437](tel:573.874.7437) direct
www.goColumbiaMo.com
www.ColumbiaImagined.com

Matthew Lepke - RE: Ads for publishing Tue., March 6

From: "Puidk, Rachel" <mpuidk@columbiatribune.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/5/2012 9:24 AM
Subject: RE: Ads for publishing Tue., March 6
Attachments: CC- Pinball Company.pdf; Country Farms Subdivision.pdf; Regina Properties.pdf

Good Morning Matthew,

Attached are the proofs of your ads for tomorrow, Tuesday 3/6. Please let me know whether there are any changes that need to be made or if the ads look ready for publication.

Thank you,

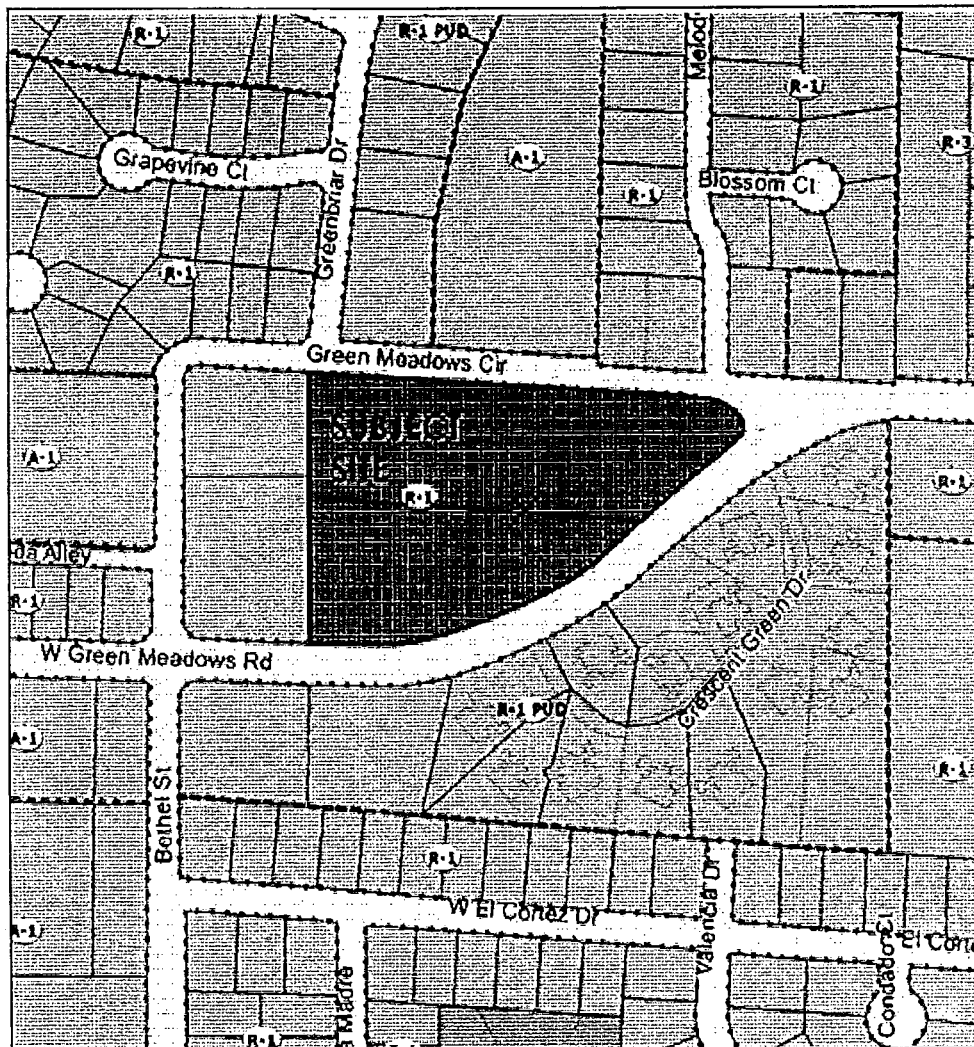
Rachel Puidk

Sales Information Specialist
Display Advertising
Columbia Daily Tribune
Ph: 573-815-1810
Fx: 573-815-1801

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Friday, March 02, 2012 4:45 PM
To: Puidk, Rachel
Subject: Ads for publishing Tue., March 6

Rachel-
Attached are ads to run next Tuesday, March 6. Please send proofs when available.
I hope you have a good weekend lined up; thanks.

-----+-----
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com
www.Columbialmagined.com



NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing before the Planning and Zoning Commission of the City of Columbia, Missouri, to be held in the City Council Chamber on the first floor of the City Building New Addition, 701 East Broadway, in said City on March 22, 2012, at 7:00 p.m. to give all citizens and interested parties an opportunity to be heard in relation to the following:

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business), development plan approval, and landscaping variance. The 1.45-acre property is located at 301 W. Green Meadows Drive. (Case #12-28)

Staff reports for Planning and Zoning Commission items can be found, four days prior to the public hearing date, on the Planning Department's web page:

www.gocolumbiamo.com/Planning/index.html

For additional information, call 874-7239.

PLANNING AND ZONING COMMISSION
Doug Wheeler, Chairman

Patrick Zenner - Fwd: RE: Ads for publishing Tue., March 6

From: Matthew Lepke
To: Zenner, Patrick
Date: 3/2/2012 5:00 PM
Subject: Fwd: RE: Ads for publishing Tue., March 6
Attachments: RE: Ads for publishing Tue., March 6

Rachel confirmed the ads' scheduling for next Tuesday. She will send proofs Monday.

-----|--
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Matthew Lepke - RE: Ads for publishing Tue., March 6

From: "Puidk, Rachel" <rpuidk@columbiatribune.com>
To: "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com>
Date: 3/2/2012 4:58 PM
Subject: RE: Ads for publishing Tue., March 6

Hi Matthew,

I have received your ads and have them scheduled for Tuesday, March 6th. I'll send you the proofs as soon as they're ready.

Have a great weekend! I might try to indulge in some True/False festivities, but the crowd keeps me at bay... I guess we'll just have to wait and see!

Rachel Puidk

Sales Information Specialist

Display Advertising

Columbia Daily Tribune

Ph: 573-815-1810

Fx: 573-815-1801

From: Matthew Lepke [mailto:MJLEPKE@GoColumbiaMO.com]
Sent: Friday, March 02, 2012 4:45 PM
To: Puidk, Rachel
Subject: Ads for publishing Tue., March 6

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I hope you have a good weekend lined up; thanks.

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www.ColumbiaImagined.com

From: Nancy Welty <nwelty@mchsi.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 2/24/2012 2:32 PM
Subject: Re: Neighborhood contact

I am for our neighborhood Greenbriar-Trailridge but there were 3 or 4 other neighborhood at the meeting.
Thanks.

Sent from my Verizon Wireless smartphone

Matthew Lepke <MJLEPKE@GoColumbiaMO.com> wrote:

>Nancy-
>Are you your neighborhood's current neighborhood association representative? The implication was conveyed last night by another resident at the Pinball Company's informational meeting that she was, and I wanted to confirm with you directly.

>
>Thank you for your help,

>
>
>
>-----|

>Matthew Lepke, AICP
>Planner
>City of Columbia, Mo.
>Community Development--Planning Division
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>573.874.7239 office
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>www.Columbiainmagined.com (<http://www.columbiainmagined.com/>)

Matthew Lepke - Re: Pinball Company dates, contact information, forwarded message

From: Timothy Teddy <tteddy@gocolumbiamo.com>
To: MJLEPKE@GoColumbiaMO.com
Date: 2/23/2012 1:06 PM
Subject: Re: Pinball Company dates, contact information, forwarded message

Matthew you should know that I spoke to Helen about the meeting during lunch here. I told her we will hold the IP as scheduled but I also offered to host a meeting for the NA if they would let us know when is the more convenient time. She may get a mixed signal out of this.

More to follow after I return to the office.

Tim

Sent from my iPad

On Feb 23, 2012, at 12:43 PM, "Matthew Lepke" <MJLEPKE@GoColumbiaMO.com> wrote:

Tim and Helen-
Bill Cantin forwarded Traci the e-mail from the listserv (though she may also be on it) on Monday, Feb. 20, about the PIM meeting, so there's no excuse to say she wasn't apprised of things seven days in advance--she had eight. I am very disappointed that she chose to misrepresent the facts at last night's meeting.

Especially in light of the fact that she and many others just saw a presentation about the Pinball Co. project last night, I see no reason at all to move the PIM meeting next Tuesday. After all--there won't be much to say that night, since they've heard about it and been given handouts with architectural, site plan, and other information. If people weren't able to attend last night, we'll gladly fill them in as per normal, but it should stay on the original schedule.

Also, in speaking with Bill Cantin, he noted (as you'll see below in his e-mail correspondence) that Traci apparently isn't the official neighborhood contact with Neighborhood Services; Nancy Welty is. I've corresponded with Nancy about this project and I sent her the C-P plan submittal exhibits and information on Feb. 16, last Thursday. I also just sent Nancy an e-mail requesting confirmation as to whether she or someone else is the neighborhood's representative.

On the whole, plenty of work has been done on our end to notify folks in the area as to what's happening. I am confident that we are representing the City well in our work on this case.

Thank you for your oversight on this matter; I appreciate it.

-----|---

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>>> Bill Cantin 2/23/2012 11:39 AM >>>

>>> Bill Cantin 2/20/2012 4:06 PM >>>

Traci--heads up on your question about that rezoning proposal. Looks like there's a public meeting being held on it next Tuesday at 5:30 at City Hall. Out of curiosity: has the NA been receiving official notice of these meetings? I have Nancy Welty listed as the official contact for Greenbriar/Trail Ridge--if that's not accurate please let me know and I'll get it updated.

I've been doing some digging on the NID issue--there's no official policy in place for how the City is supposed to handle this sort of request, so the advice I've been given and am passing along to you is to contact our Legal Department if the neighborhood is wanting to make a formal NID request. I've also attached a copy of the NID petition that the County uses--this entire program is based on state statute so the process within City limits would be based on that. Do you still have that document I gave you summarizing the entire process? I can dig up another copy if you need me to.

--Bill

>>> Planning and Development <pz-l@news.gocolumbiamo.com> 2/20/2012 3:49 PM >>>

A public information meeting is scheduled for February 28, 2012, to discuss the following proposals:

A request by Regina Properties, LLC, for a rezoning from R-3 (medium density multiple-family dwelling) to C-P (planned business). The 0.28-acre property is located at 1104-1108 Locust St. (Case # 12-32)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby

Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

Matthew Lepke - Pinball Company dates, contact information, forwarded message

From: Matthew Lepke
To: Teddy, Timothy
Date: 2/23/2012 12:43 PM
Subject: Pinball Company dates, contact information, forwarded message
CC: City Of Columbia Ward5

Tim and Helen-

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--Bill

>>> Planning and Development <pz-l@news.qccolumbiamo.com> 2/20/2012 3:49 PM >>>

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Date: Tuesday, February 28

Time: 5:30 p.m.

Place: City Hall Lobby

Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28

Time: 5:30 p.m.

Place: City Hall Lobby

Info: Matthew Lepke 573-874-7239

From: Bill Cantin
To: Matthew Lepke
Date: 2/23/2012 11:39 AM
Subject: Fwd: [planning-l] Public Information Meeting, Feb. 28
Attachments: Petition.pdf

>>> Bill Cantin 2/20/2012 4:06 PM >>>

Traci--heads up on your question about that rezoning proposal. Looks like there's a public meeting being held on it next Tuesday at 5:30 at City Hall. Out of curiosity: has the NA been receiving official notice of these meetings? I have Nancy Welty listed as the official contact for Greenbriar/Trail Ridge--if that's not accurate please let me know and I'll get it updated.

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Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

APPLICATION FOR PETITION TO FORM NEIGHBORHOOD IMPROVEMENT DISTRICT

DATE: _____

APPLICANT INFORMATION

Name: _____

Mailing Address _____

Daytime phone # _____

PROJECT INFORMATION

1. Project Name _____

2. Description of district boundaries _____

Submit cadastral map purchased from County Assessor with boundaries
clearly marked.

3. Brief description of the general nature of the project to be used in the petition.

4. Attach a detailed description of the project for use in developing cost estimate.

5. Proposed method of assessment

6. Total area of district in acres _____

Signature _____

Re: Pinball Co. neighborhood meeting

From: **Timothy Teddy** (ttteddy@GoColumbiaMO.com)
 Sent: Thu 2/23/12 8:08 AM
 To: [REDACTED]

Matthew,

Thanks for handling a tough meeting. I hope folks understand the meeting isn't a public hearing; it helps prepare people for the hearing. What meeting should be moved back a week?

Regarding the City IP meeting, the list serve notice should go out immediately after the application is received. We should also notify the NAs within 1,000 ft by an e mail to the board president or representative. If that is done a week postcard notice is reasonable.

Tim

Sent from my iPad

On Feb 22, 2012, at 9:09 PM, "Matthew Lepke [REDACTED]" <[REDACTED]> wrote:

Okay, I've decided it's easier to just write an e-mail from my place rather than text details.

I went to R.B. Christian Church tonight for the Pinball Company's neighborhood meeting. Things were tense. Tracy was on the offensive from the start; she said she'd just received the public info meeting postcard today, meaning she had six day's notice, and made it clear that was completely unacceptable to her--she even swore to further her point. I told her we weren't going to use that kind of language, and that we should just talk. (Hopefully this was in line with my customer service training from today...) She said that she was mad and used other words to illustrate that, and contended that there was no way she could contact her neighborhood in that kind of time and it wasn't fair. She and one of the neighbors quickly said that it should be business days, not calendar days, and inferred that seven days aren't enough advance notice.

We had no mail service Monday, and I think that's the day Denise finished the mailing on the postcards, so they may not have gone into circulation until Tuesday. You and I both know how Denise is doing the equivalent of three peoples' work, it seems, but I didn't mention that because it clearly wouldn't have mattered for the folks with whom I was trying to speak. She apparently got to Helen at some point in the meeting, because Helen had a concerned look on her face afterward when she came up to me and she said that can't happen so she's contacting you to have the meeting moved back a week. I didn't protest, though I think it's a bit of a stretch to have to move the meeting, especially since they just had a meeting that discussed virtually everything--and more--we will cover next Monday night. I do not believe that six days' notice is unfair or impractical, because from the sound of what they said seven days wouldn't have been acceptable to them, either, and Tracy didn't seem interested in listening when I said that seven days is the standard notification lead time.

Otherwise, the meeting was decent; Nic Parks did a good job of explaining things, Brooke, his wife, filled in some gaps for him, and Jay Gebhardt spoke a bit as well. One neighborhood fellow really grilled Nic, but spoke off-topic the whole time. I spoke with a woman who was at least understanding of the process, which was nice, and tried to give her more information on how to best approach things. I told the entire group the rough process for the upcoming meetings, and encouraged both those in favor and those opposed to organize themselves beforehand, and then pick three to five speakers to address the PZC and CC. Tracy quickly and bluntly said that they'd been through the process before and knew

what to do. It was a condescending comment, no doubt; I just don't understand her approach to things. I did hear from a couple of people who seem to think that some development on that corner would be good; one woman said she would rather see housing—even student apartments(!)—than the office building proposal. That really shocked me, especially when she explained that she lives about two and a half blocks northwest of the site. [REDACTED]

Pastor Maureen was very cordial as we spoke afterward. She didn't object when someone in the audience said during the presentation that the church was running out of money, so it seems everyone is aware of that fact. Helen paid Nic a nice comment afterward, saying that he handled the meeting, the explanation of his project, and some of the dissenters well. She was right; he did. Helen reiterated to the Parks that they definitely have an uphill climb on this project. Jay concurred.

So, that's the meeting in brief; I hope this is illustrative before you are contacted by Tracy and Helen tomorrow. I like Helen; she's attentive, responsive, and I appreciated her being there—otherwise I'd have been the Lone Ranger from the City!

Thank you,

-Matthew

[REDACTED] [REDACTED]
<mime.822>

Matthew Lepke - [planning-I] Public Information Meeting, Feb. 28

From: Planning and Development <pz-l@news.gocolumbiamo.com>
To: <pz-l@news.gocolumbiamo.com>
Date: 2/20/2012 3:50 PM
Subject: [planning-I] Public Information Meeting, Feb. 28
Attachments: Part.002

A public information meeting is scheduled for February 28, 2012, to discuss the following proposals:

A request by Regina Properties, LLC, for a rezoning from R-3 (medium density multiple-family dwelling) to C-P (planned business). The 0.28-acre property is located at 1104-1108 Locust St. (Case # 12-32)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke, 573-874-7239

A request by The Pinball Company for a rezoning from R-1 (one-family dwelling) to C-P (planned business). The 1.45-acre property is located at 301 W. Green Meadows Drive, adjacent to Rock Bridge Christian Church. (Case # 12-28)

Date: Tuesday, February 28
Time: 5:30 p.m.
Place: City Hall Lobby
Info: Matthew Lepke 573-874-7239

Matthew Lepke - Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Matthew Lepke
To: Timothy Teddy
Date: 2/16/2012 3:56 PM
Subject: Re: Case No. 12-028 The Pinball Company CP Plan and rezoning request

Interesting thought; how do we permit a use that doesn't exist in the code (speaking of the internet retail sales) in the plan? I don't remember many details on the Garth & Texas case as I believe it was when I had just started here.

Thanks for your feedback; I appreciate it. The smoother we can make this the better, though certainly the neighbors are already on alert for any zoning change.

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
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701 E. Broadway
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>>> Timothy Teddy 2/16/2012 3:50 PM >>>

Director comment:

I see the request is for C-P Planned Business District with all O-1 uses, minus the multi-family residential, and adding only "internet sales."

If internet sales is the only retail use requested perhaps an O-P Planned Office District is better. This case could evolve in similar fashion to the funeral home case on Garth & Texas. Initial request there was for C-P with funeral home as the only use that required a commercial classification. The neighborhood objected on the basis of the C-P on the map becoming an entering wedge for additional commercial uses; we then amended the O-P to admit funeral homes and that's how that parcel is zoned. That scenario is likely to be replayed here especially with the strip-center design. I'm not convinced we have to "upzone" to C-P for internet sales alone. We'll be asked to amend the SOI before too long. O-P with allowance for internet retail sales is a possibility.

Tim

Matthew Lepke - Case No. 12-028 The Pinball Company CP Plan and rezoning request

From: Denise Clark
To: PD Plan/Major Amend to PD Plan
Date: 2/16/2012 2:52 PM
Subject: Case No. 12-028 The Pinball Company CP Plan and rezoning request
Attachments: PINBALL C-P PLAN_021312.pdf; THE PINBALL COMPANY C-P REZONING DESCRIPTION.docx; P0009003.doc; 20120216143914872.pdf

Attached is a Comment Sheet and Application with attachments submitted. Please use the Case Number 12-028 when submitting your comments and correspondence.

Please retain this e-mail for future reference and review, as you will not receive a paper copy of the complete application. If applicable over-sized plan sheets will be distributed to City departments by inter-office mail for review, within 24 hours. External agencies should contact the applicant to request copies of any over-sized or other paper documents needed for review.

NOTE: PUBLIC WORKS STAFF, please send any comments (including "No comment") you may have regarding this case to David Bauer who will compile all the Public Works Department comments and send them on to the Planning and Development Staff Planner assigned to this case.

Please contact Matthew Lepke, at 874-7437, if you have questions regarding this application.



(573) 874-7239

CITY OF COLUMBIA, MISSOURI

P.O. BOX 6015 COLUMBIA, MO 65205

Comments Sheets Circulated to:

Public Works
Water & Light
Parks & Recreation
Fire Chief
Police Chief
Public Safety Joint Communications
CenturyLink
Ameren Missouri
MoDOT
Boone Electric
Central Electric

Boone County Regional Sewer District
Boone County Fire Protection District
Columbia Public Schools
Public Water District #1
Public Water District #4
Public Water District #9
Mediacom
Mid America Wireless
Boone County Resource Management (Planning)
Boone County Public Works

Circulation Date: Thursday, February 16, 2012

Return Date: 10 days from circulation date

Project Number: 12-028

A request by The Pinball Company (contract purchaser) for rezoning from R-1 (one-family dwelling) to C-P (planned business) Development Plan, to be known as "The Pinball Company CP Plan". The 1.45 acre property is located at 301 West Green Meadows Drive.

The above request has been submitted to the Department of Planning and Development. We would appreciate receiving your comments and/or recommendations by the above date.

COMMENTS

Form must be completed & signed prior to returning

Date & initial appropriate line

_____ Recommend approval as submitted.

_____ Recommend approval subject to the above changes.

_____ Recommend disapproval for the above listed reason(s).

_____ All comments have been adequately addressed and this department does not object to the plat going forward.

Reviewed by _____

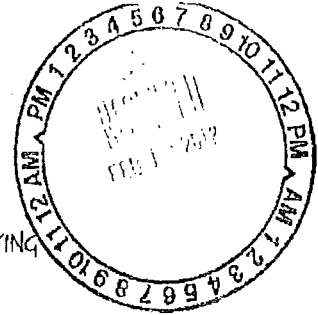
Approved by _____
Department Director

MATTHEW LEPKE



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING



February 13, 2012

Tim Teddy
Community Development Department
City of Columbia
701 E. Broadway

RE: The Pinball Company C-P Plan located at Green Meadows Road and Green Meadows Circle

Dear Mr. Teddy:

Please find attached a development review application to formally request a Variance of Section 29-17 District C-P 29-17 (d) (6) Screening and landscaping, Rezoning from District R-1, one-family dwelling district to District C-P, Planned Business District and a C-P Plan to accompany the requested zoning change. The variance from the Screening and Landscaping requirement is being requested because the applicant feels that a privacy fence would look out of place. The adjacent property is zoned R-1, but the use is Rock Bridge Christian Church.

We are proposing to rezone the area shown on the C-P Plan to allow for All O-1 uses except R-3 uses and including Internet Retail Sales uses. We believe the Church's use is similar and compatible with the office uses we are proposing. We are asking for the variance because we believe the development would be more attractive without the fence. If you disagree with this we are open to suggestions. A replat of Rock Bridge Christian Church Plat 1 has been submitted previously to allow for the subdivision of the lot and to clearly define the area to be rezoned.

Please do not hesitate to contact me if you have any questions.

Sincerely,

BRENT A. BROWN

3401 BROADWAY BUSINESS
PARK CT., SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: 573-817-5750 FAX: 573-817-1677



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(673) 874-7239 planning@gocolumbianio.com

Variance Worksheet

For office use:

| Case #: | Submission Date: | Planner Assigned: |
|---------|------------------|-------------------|
| | | |

Where the Planning and Zoning Commission finds that undue hardships or practical difficulties may result from strict compliance with the City's Subdivision Regulations, it may recommend and the Council may approve variances so that substantial justice may be done and the public interest secured, provided that any such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.

The Commission shall not recommend variances unless it finds and determines that the following criteria are met¹. Please explain how the requested variance complies with each of the below requirements:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

WE BELIEVE THE PROPERTIES WILL SHARE COMPATIBLE USES
AND A 5-FOOT FENCE WILL NOT BE ATTRACTIVE.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, are not applicable generally to other property, and are not self-imposed.

THIS STATEMENT IS TRUE FOR THIS PROPERTY

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations was carried out; and

WE BELIEVE THE FENCE WILL HAVE A NEGATIVE IMPACT ON THE
PROPERTY AND THE SURROUNDING NEIGHBORHOOD

4. The variance will not in any manner abrogate the provisions of the comprehensive plan of the City.

THIS IS TRUE FOR THIS PROPERTY

¹ Per Section 25-20: Variances and exceptions



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
| 12.28 | | |

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

12.5 FEET

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

2 FEET

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

2 SIGNS ARE ALLOWED, HOWEVER WE ARE SHOWING ONE SIGN ONLY

ADJACENT TO GREEN MEADOWS. 48 SQ. FT. MAX AREA AND 10' MAX. HEIGHT

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

47.22 LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED.

5. The maximum height and number of light poles and type of fixtures.

28 FEET MAXIMUM HEIGHT, SHALL BE SEMI-CUT OFF SHOEBOX

FIXTURES WITH FOUR POLES SHOWN ON C-P PLAN.



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

| | | |
|---------|------------------|-------------------|
| Case #: | Submission Date: | Planner Assigned: |
|---------|------------------|-------------------|

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
ALL C-1 USES, EXCEPT R-3 USES
INTERNET RETAIL SALES USES
2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
16,000 SQ. FT.
3. The maximum building height proposed.
35 FEET
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
47.22% LANDSCAPING, ALMOST ENTIRE SITE WILL BE DISTURBED

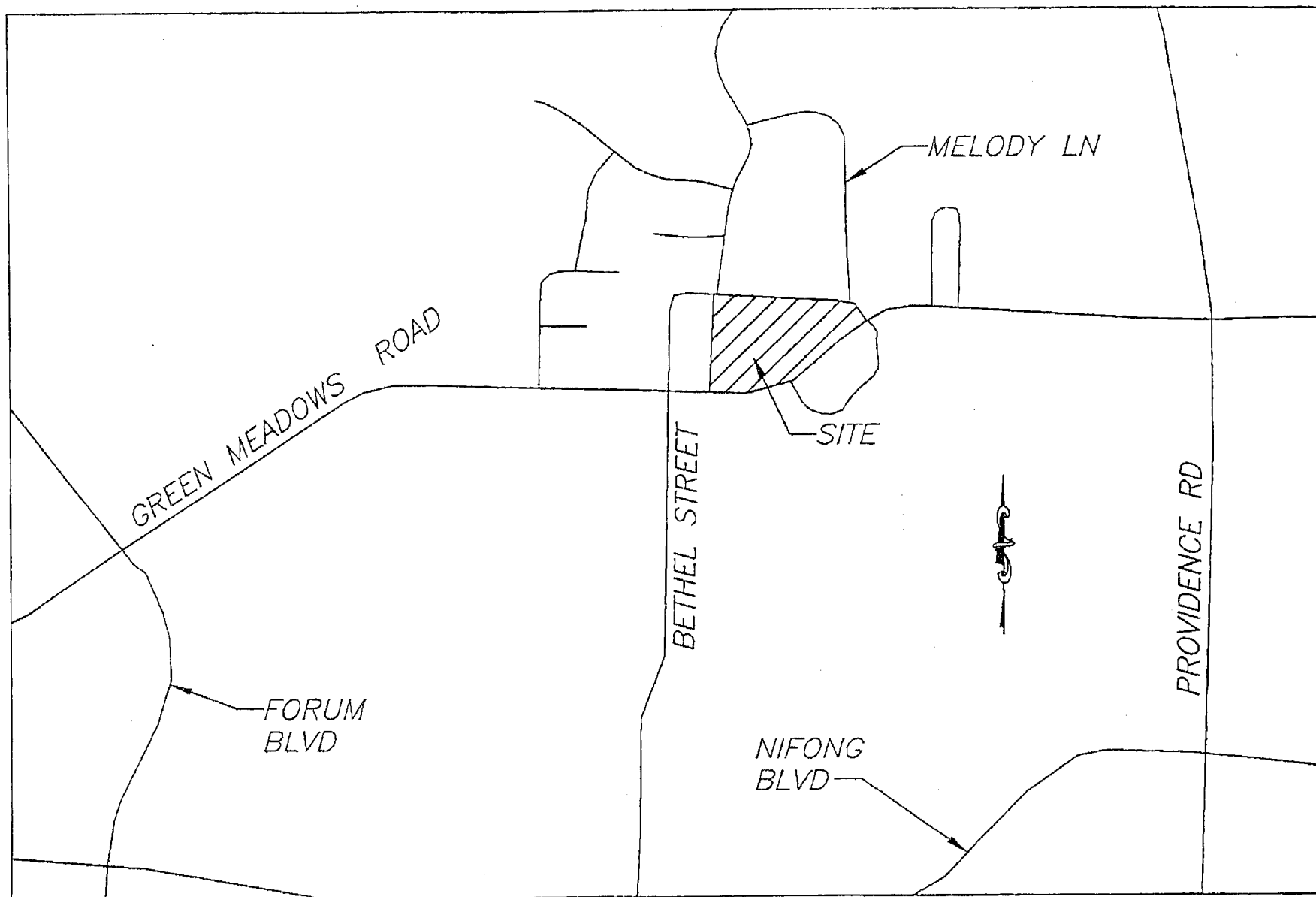
The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.

Phen A. Phou
Signature of Applicant or Agent

02/13/2012
Date



LOCATION MAP

NOT TO SCALE

FEBRUARY 13, 2012

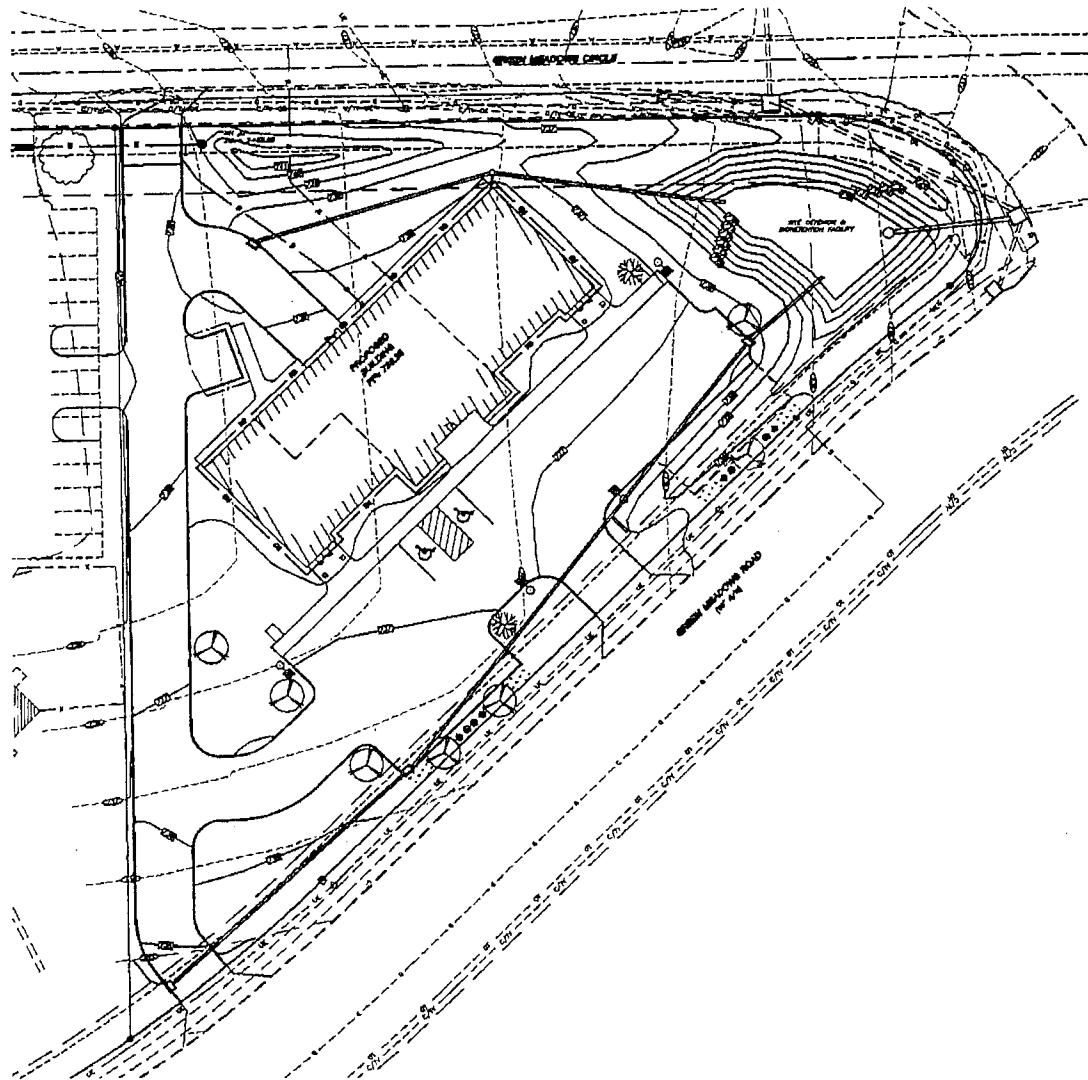
C-P REZONING

"LOT 201, ROCK BRIDGE
CHRISTIAN CHURCH PLAT 2"

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOT 1 OF ROCK BRIDGE CHRISTIAN CHURCH PLAT 1 AS RECORDED IN PLAT BOOK 36, PAGE 3 AND DESCRIBED BY THE WARRANTY DEED RECORDED AT BOOK 2152, PAGE 44, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST QUARTER OF SAID LOT 1, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF GREEN MEADOWS, N87°37'40"E, 93.19 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE LEFT, 310.18 FEET, SAID CURVE HAVING A CHORD N71°10'05"E, 305.93 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, N0°56'10"W, 344.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GREEN MEADOWS CIRCLE; THENCE WITH THE RIGHT-OF-WAY OF GREEN MEADOWS CIRCLE, N89°04'50"E, 216.02 FEET; THENCE N89°32'00"E, 42.05 FEET; THENCE WITH SAID RIGHT-OF-WAY, ALONG A 75.00-FOOT RADIUS CURVE TO THE RIGHT, 53.69 FEET, SAID CURVE HAVING A CHORD S69°57'30"E, 52.55 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID RIGHT-OF-WAY ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 53.12 FEET, SAID CURVE HAVING A CHORD S01°16'05"W, 46.45 FEET TO A POINT OF REVERSE CURVATURE AND ALSO BEING THE NORTH RIGHT-OF-WAY OF GREEN MEADOWS ROAD; THENCE WITH SAID RIGHT-OF-WAY ALONG A NON-TANGENT 605.96-FOOT RADIUS CURVE TO THE LEFT, 75.59, SAID CURVE HAVING A CHORD, S48°24'30"W, 75.54 FEET; THENCE WITH SAID RIGHT-OF-WAY, S44°55'40"W, 246.25 FEET; THENCE WITH SAID RIGHT-OF-WAY ALONG A 539.96-FOOT RADIUS CURVE TO THE RIGHT, 92.19 FEET, SAID CURVE HAVING A CHORD S49°49'15"W, 92.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.45 ACRES.

NOTE: THIS REZONING IS EXISTING R-1 TO C-P ZONING. THIS DESCRIPTION IS BASED OFF OF THE ROCK BRIDGE CHRISTIAN CHURCH PLAT 2.

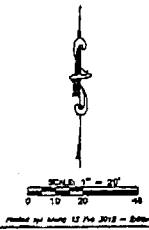
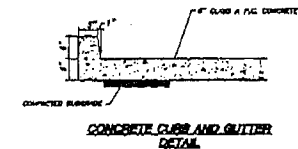


STREET FRONTAGE/PLAN AREA
 THERE IS NO STREET FRONTAGE ON THIS SITE.

LANDSCAPING NOTES
 LANDSCAPING SHALL BE DESIGNED BY THE DEVELOPER AS THE
 AND PLANTING PLANS.
 TOTAL AREA OF SITE: 1.41 AC. = 61,367 SQ. FT.
 TOTAL PLANTING AREA: 1,000 SQ. FT. (PLANT)
 TOTAL PLANTING AREA: 1,000 SQ. FT. (PLANT)
 TOTAL PLANTING AREA: 1,000 SQ. FT. (PLANT)
 TOTAL AREA OF LANDSCAPING: 1,000 SQ. FT. (PLANT)
 TOTAL AREA OF PLANTING: 1,000 SQ. FT. (PLANT)
 PLANTING: 1,000 SQ. FT. (PLANT) OR 1,000 SQ. FT. (PLANT)
 1,000 SQ. FT. (PLANT) OR 1,000 SQ. FT. (PLANT)

NOTES
 1. ALL PLANTING SHALL BE DONE BY THE DEVELOPER 2 YEARS
 AFTER THE DATE OF THE PLAN.
 2. THE PLANTING SHALL BE DONE BY THE DEVELOPER 2 YEARS
 AFTER THE DATE OF THE PLAN.
 3. THE PLANTING SHALL BE DONE BY THE DEVELOPER 2 YEARS
 AFTER THE DATE OF THE PLAN.

-  10' WIDE PLANTING
-  10' WIDE PLANTING
-  10' WIDE PLANTING
-  10' WIDE PLANTING



THE FINEALL
 COMPANY
 C-P PLAN
 FEBRUARY 13, 2012
 C-P GRADING &
 LANDSCAPING PLAN
 C102

A CIVIL GROUP
 Civil, Mechanical, Electrical, Structural
 The Professional Seal of the State of
 Florida is required for all plans.
 THE FINEALL COMPANY, INC.
 11111 N. W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33309

| REVISIONS | |
|-----------|----------------------|
| NO. | DESCRIPTION |
| 1 | ISSUED FOR PERMIT |
| 2 | REVISED FOR COMMENTS |
| 3 | REVISED FOR COMMENTS |
| 4 | REVISED FOR COMMENTS |
| 5 | REVISED FOR COMMENTS |
| 6 | REVISED FOR COMMENTS |
| 7 | REVISED FOR COMMENTS |
| 8 | REVISED FOR COMMENTS |
| 9 | REVISED FOR COMMENTS |
| 10 | REVISED FOR COMMENTS |

From: Nancy Welty <nwelty@mchsi.com>
To: Matthew Lepke <MJLEPKE@GoColumbiaMO.com>
Date: 2/16/2012 12:51 PM
Subject: Re: Rock Bridge Christian Church/Pinball Company C-P Plan

Thanks Matthew.

Nancy

Sent from my Verizon Wireless smartphone

Matthew Lepke <MJLEPKE@GoColumbiaMO.com> wrote:

>Attached are items related to the Pinball Company's application for C-P rezoning for the proposed church outlot. I hope this information is helpful in understanding the request. For the list of O-1 uses, please visit the following site:

>http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/12.html

>

>This is an unrelated request to the plat to divide the church's property in half, in the sense that the rezoning does not affect the plat in any way procedurally. Plat matters are judged solely as to whether the plat meets the subdivision code; the rezoning is an extraneous matter to the plat approval. The zoning matter is discussed solely before the Planning and Zoning Commission at the public hearing (March 22) for the rezoning request, then goes to Council.

>

>Thank you for coordinating your neighborhood's inquiry,

>

>

>

>-----|

>Matthew Lepke, AICP

>Planner

>City of Columbia, Mo.

>Community Development--Planning Division

>701 E. Broadway

>PO Box 6015

>Columbia, MO 65205

>573.874.7239 office

>573.874.7437 direct

>www.goColumbiaMo.com (<http://www.gocolumbiamo.com/>)

Matthew Lepke - Rock Bridge Christian Church/Pinball Company C-P Plan

From: Matthew Lepke
To: nwelty@mchsi.com
Date: 2/16/2012 11:35 AM
Subject: Rock Bridge Christian Church/Pinball Company C-P Plan
Attachments: PINBALL C-P PLAN_021312_1.pdf; 20120216111425540_1.pdf

Attached are items related to the Pinball Company's application for C-P rezoning for the proposed church outlot. I hope this information is helpful in understanding the request. For the list of O-1 uses, please visit the following site:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/12.html

This is an unrelated request to the plat to divide the church's property in half, in the sense that the rezoning does not affect the plat in any way procedurally. Plat matters are judged solely as to whether the plat meets the subdivision code; the rezoning is an extraneous matter to the plat approval. The zoning matter is discussed solely before the Planning and Zoning Commission at the public hearing (March 22) for the rezoning request, then goes to Council.

Thank you for coordinating your neighborhood's inquiry,

-----|
Matthew Lepke, AICP
Planner
City of Columbia, Mo.
Community Development--Planning Division
701 E. Broadway
PO Box 6015
Columbia, MO 65205
573.874.7239 office
573.874.7437 direct
www.goColumbiaMo.com

Matthew Lepke - Fwd: Neighborhood listserv message

From: Matthew Lepke
To: Matthew Lepke
Date: 4/9/2012 10:16 AM
Subject: Fwd: Neighborhood listserv message

>>> Bill Cantin <bpcantin@gocolumbiamo.com> 4/6/2012 8:52 AM >>>

----- Forwarded message -----

From: **Traci Wilson-Kleekamp** <twilsonklee@earthlink.net>
 Date: Fri, Apr 6, 2012 at 8:34 AM
 Subject: Re: [ColumbiaCitizens] Madeline O'Leary
 To: Ken Midkiff <12midkiff@centurylink.net>, bpcantin@gocolumbiamo.com, test-google-a.com, ColumbiaCitizens@yahoogroups.com
 Cc: Scott Swafford <swaffords@missouri.edu>

Ken

Similarly the records we retrieved via a sunshine request of the Planning Dept related to a re-zoning request adjacent to Rockbridge Christian Church --- showed the same arrogance and complete disrespect of citizens who question them. It is pretty sad. .

I was amazed when a planner staffer came to a meeting and started to lecture the neighbors on what WE NEEDED TO DO if the commission was going to take us seriously. The planning staff actually believes and is indignant that we don't think receiving notice on Wed. evening is sufficient to notify and entire neighborhood for a meeting on Tues -- and Sat. and Sun COUNT to them as notice. I question -- planning officials to give advice to the applicant -- send neighborhood opposition correspondence to the applicant -- notify neighbors at the 11th hour -- and have the gall to claim WE ARE DIFFICULT. The lack of respect expressed for neighborhood communities from our public servants have -- for the people who pay their salaries is infuriating.

The Missourian's story yesterday about the Greenbriar/Trailridge Neighborhood's opposition to a re-zoning request -- included a link to the staff report .with several letters from residents of the Greenbriar Trailridge area who oppose the rezoning. A review of the materials shows a Civic Group employee sending emails to the Planning Director who forwards them on to the applicant. None of the emails from our Protect Green Meadows listserv should have been forwarded to the applicant (or included in the packet)-- and the Civil Group -- should be on everyone's list and as company to be wary of.. as it appears Gebhardt will stoop very low --to make a buck to aid both the City and the applicant. This essentially renders the "planning" process useless -- or rather a joke. IMHO, we have a Planning Dept & process (we don't trust and isn't fair); poor precedence (in terms of policy or lack thereof) and lack of professionalism issues. The correspondence by City staff in the planning dept and the records retrieved on the EEZ process -- demonstrates REDI and other officials' lack of concern about what its citizenry thinks and wants as a community So we see this same lack of process & disrespect repeated over and over again.

Seven years ago I sat on a committee called Process and Procedures related to making the planning process FAIR for both citizens and developers. This has all but been ignored. Until our council sets policy -- as John Clark noted at last night's P&Z meeting -- the precedent of putting the cart before the horse will continue. . I think our council needs to call a time-out and get their act together and pull their staff in for a retreat and "revisit" what public service is all about. It is especially shameful that our Mayor and City Manager plotted to do this EEZ application and resolution without community participation. These leaders (public servants -- elected and not) are setting the tone and message to all of City Hall -- that no one need respect the citizens. It's almost like that are simply saying to us: "Just shut up and pay your taxes and we will do what we please with YOUR money" . It is the most brazen and arrogant display of so-called leadership.

FYI -- among the emails and letters of opposition noted in the link about -- are those from **Roy Dudark -- he is the former Planning Director -- which the Missourian neglected to mention.**

Traci Wilson-Kleekamp

[Reply to **sender**](#) | [Reply to **group**](#) | [Reply via web post](#) | [Start a New Topic](#)
[Messages in this topic \(2\)](#)

RECENT ACTIVITY:

[Visit Your Group](#)

See our Etiquette Rules for Participation on Columbia Citizens

<http://groups.yahoo.com/group/ColumbiaCitizens/files/>

Columbia Citizen listserv can be a place to work together to create solutions. Don't just talk..
COMMUNICATE!

[Switch to: Text-Only](#) • [Daily Digest](#) • [Unsubscribe](#) • [Terms of Use](#)

--

Bill Cantin, Neighborhood Response Coordinator
City of Columbia Department of Community Development
(573) 874-7248
bpcantin@gocolumbiamo.com

EXCERPTS
PLANNING AND ZONING COMMISSION
APRIL 5, 2012

3) PUBLIC HEARINGS

12-28 A request by The Pinball Company (contract purchaser) for rezoning from R-1 (One-family dwelling) to C-P (Planned Business), approval of a development plan to be known as “The Pinball Company C-P Plan” and a landscaping variance. The 1.45-acre property is located at 301 West Green Meadows Drive, on a portion of the Rock Bridge Christian Church site. This item was scheduled for a public hearing at the March 8, 2012 meeting. Due to the lack of a quorum it was moved to the March 22, 2012 meeting, when it was tabled.

MR. WHEELER: With that, can we have a staff report, please?

Staff report was given by Mr. Matthew Lepke of the Planning and Development Department. Staff recommends denial of the rezoning request. If the zoning is denied, the development plan is moot. If the zoning is approved, Staff recommends modification to the development plan. Staff would also recommend denial of the plan's landscaping variance request.

MR. WHEELER: Are there any questions of Staff? Seeing none. Well, Mr. Lee? Sorry.

MR. LEE: Who would pay for the widening of Green Meadows?

MR. LEPKE: The applicant would.

MR. WHEELER: Any other questions of Staff?

MR. REICHLIN: I've got one.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: With regard to this retention that they are putting in, is it just calculated for that space or is it enhancing the retention for the church property as well?

MR. LEPKE: My understanding, it was just for this particular lot. If there is additional, I would have the engineer answer that during his time.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: Is the -- is a north access drive required by the City Staff?

MR. LEPKE: It's hard to say, I guess. I don't know that it is required necessarily. I don't know that we had specific guidance from the fire department about it necessarily. I think it was more for through traffic. Do you have any thoughts, Pat?

MR. ZENNER: Well, the convenience associated with how the church -- and if you look at the site plan, the integration of the church's parking lot into the access, and you're talking about the driveway that runs basically perpendicular to the proposed property line, if I'm understanding your question correct, Commissioner Vander Tuig. And it is basically to allow for the ability for that parking lot to access out internally, as well as to allow for any overflow parking that may be generated at some point in the future for the proposed construction. That relationship to have -- and it was really,

as we understand it from the presentation of the site plan and the applicant's discussion with us, more to allow for that interconnection and movement between Green Meadows Circle, as well as Green Meadow for convenience. The driveway access, basically, on the north end of the property to Green Meadows Circle was to allow for delivery truck circulation, basically backing into the driveway that you see on the rear side of the building in order to -- instead of circulating around the building, reduction in the overall impervious surface for roadways.

MR. VANDER TUIG: Okay. Thank you.

MR. WHEELER: Are there any other questions of Staff? Seeing none, we'll open the Public Hearing.

PUBLIC HEARING OPENED

MR. WHEELER: Just to remind everybody of our rules of engagement, first, speaker will get six minutes; any subsequent speakers will get three. Organized opposition, first speaker will get six minutes, and subsequent speakers will get three. With that --

MR. GEPHARDT: Thank you, Chairman. My name is Jay Gephardt. I'm a civil engineer with A Civil Group, here in Columbia, Missouri. I have offices at 3401 Broadway Business Park Court. I'm here tonight with Nic and Brooke Parks, and I'm pleased to be here representing them for their application. This is a very good plan. And I say that because there has been a lot of thought put in it by the Parks. They've put -- they've been very attentive to the neighbors' concerns and the church's concerns, and tried to balance those. And we've created a plan, I think, here that has 50 percent open space; it has landscaping screening from the church; it has landscaping screening from Green Meadows Circle; and it provides driveway access primarily from Green Meadows, so we won't have the traffic coming in on the residential Green Meadows Circle. The turn lane that is being proposed in Green Meadows is going to be built by the developer. It was requested by Staff to mitigate any kind of concern that people stopping left to turn into the parking lot might disrupt traffic on Green Meadows. So the Parks agreed to install that. In doing so, they removed an additional drive that they had. They had -- we originally had two driveways onto Green Meadows, and they removed one in order to do this. The drive that runs along the side is probably one of the -- I believe one of the neighbor's concerns about the truck deliveries. And the Parks have deliveries and they have shipping through their business, and we needed to provide a safe and efficient manner for a truck to pull in. And that driveway, Matt, that you were talking about is a driveway for the truck to basically park in. And they will unload the truck by hand with hand pallet jacks, and use that driveway that goes into the building to bring merchandise in and out. And then when the truck leaves, there will be a gate at that north entrance, and they'll open the gate and let the truck out and then they'll close the gate. And the reason the gate is there is to mitigate the concern about cut-through traffic, so people would avoid the stop sign. So it's one of the ways we are trying to mitigate the concerns of the truck. These deliveries -- their business hours are 9:00 to 6:00. The deliveries will be during business hours, so it's a daytime-type operation. The -- one of the things too is this building is -- there's dash lines on the

plan that show the center portion, and that is -- that is the portion that The Pinball Company will operate. The two ends, the two wings, will be leaseholds that will be for lease for office uses -- that is the intent to this. The parking was done by design to be the minimum required for the building proposed so that we could balance that between green space and parking. We show dashed parking along the front to show that we have room to expand should we have the need for it. And we also have an arrangement with the church to have interconnections with the church so that they can share our parking and we can share theirs so that -- and the whole purpose of this is to minimize or eliminate the traffic that may park on Green Meadows Circle or the current concerns or the perception of that. The plan meets all the stormwater requirements of the City. And basically, this is an infill project, and as you guys know very well, infill projects can be difficult. The land was zoned R-1 in 1971, over 40 years ago. That was before Green Meadows was relocated; it was before the church was built. I was 8 years old. And so, it was a long time ago. And a lot of things have changed, and we have, basically, an island of nonresidential use surrounded by Green Meadows Circle and Green Meadows Road. And the R-1 zoning that is there now doesn't really fit, in our minds. In having a, basically, an office building with this one very narrowly defined use, I think is a good fit for this piece of ground. It fits with the neighbors and the church very well. Speaking of neighbors, there is quite a few here. I think they are here to oppose this tonight, but one of the neighbors that -- I think there is someone here representing -- but most of them that couldn't come is from the church. It's the primary neighbor and the one that has the biggest impact by this. They are also the contract seller of the property, so they -- this is Holy Week before Easter, and they have services tonight, so most of them are not able to come tonight. But I did hand out a letter from the pastor for you that talks about her feelings on this. They have -- own this land right now, and they had the option to sell it to just about anyone for any R-1 use, and I don't want to speak for them, but it's -- they are very, very comfortable with this and are very comfortable with the Parks to do what they say they're going to do, and to be a good neighbor not just for the church, but for the rest of the neighbors there. I'm here to answer any questions. Brooke would like to speak also. She'll come up after me, and you can ask her any questions about their business or why they are -- why they want to do this.

MR. WHEELER: Are there any questions of this speaker? Mr. Vander Tuig?

MR. VANDER TUIG: What size truck is going to be accessing that drive?

MR. GEPHARDT: I think the Parks would be better to answer that, but it will be -- the way I understand it, it's a straight truck, up to a semi. And it's not a semi every day, you know, or a semi every week. It's -- it's whoever the shipper -- whatever kind of truck they put it on.

MR. VANDER TUIG: So removal of that drive is impossible -- physically impossible to the north?

MR. GEPHARDT: To the north? It's not physically impossible, but I wouldn't want to back a truck out onto Green Meadows. I don't see a good solution for it.

MR. VANDER TUIG: Thank you.

MR. WHEELER: Mr. Gephardt?

MR. GEPHARDT: Yes, sir.

MR. WHEELER: You've mentioned "narrowly defined," how do you intend -- how would the applicant intend to enforce that or how would that be?

MR. GEPHARDT: Well, maybe Staff would be more appropriate to answer that, but my understanding from my own business is, is when you get a business license, they ask you what you do and they check the zoning of your address and location to make sure that it's an allowed use in that particular use. I don't know if that answers your question or not. Specifically, how does the City enforce me from just renting a house and running an engineering business out of it? It's the same kind of question. I -- I have a really strong feeling that there will be a lot of people watching this, so I'm pretty sure if something is going on that is not supposed to be, it will be duly noted.

MR. WHEELER: Okay. Did you have a question, Ms. Peters?

MS. PETERS: No. I was cleaning my glasses.

MR. WHEELER: Can Staff clarify my question for me? Do you have any tidbits of wisdom?

MR. LEPKE: Regarding the business license? Or which --

MR. WHEELER: How this would be enforced. I mean, we're talking about a narrowly -- a narrowly defined retail use. Do you see a way of an enforcement mechanism for that?

MR. TEDDY: If you approve the statement of intent and the Council adopted an ordinance that approved the statement of intent the way it is written, that would be the language that would be available to us to enforce. I mean, an individual requesting a certificate of occupancy would have to show that that is the business they're in. It is unusual to find a retail use that narrowly -- as the planner indicated, we have a general stores category that we put that in. But if the ordinance made reference to just that one thing, then that is a self-restriction adopted as part of the ordinance.

MR. WHEELER: All right.

MR. GEPHARDT: And, Mr. Wheeler, just to expand on that a little bit, we were -- the Parks are okay with this use sunseting in the -- at some point when they leave. They're fine with that. But it was -- with the existing framework of the City ordinances, legal counsel for the City didn't see a way to make that work or it's not something that had been done before or whatever. It wasn't an avenue that they wanted us to pursue. But it is basically -- and I mean this in all sincerity, it's basically an office building with one guy running an Internet pinball sales machines business out of it, and that's it. He didn't sell anything else over the Internet. He couldn't do anything but pinball.

MR. WHEELER: All right. Thank you.

MR. GEPHARDT: Sure.

MR. WHEELER: Any other questions of this speaker?

MR. GEPHARDT: Thank you.

MR. WHEELER: Thank you. Next speaker, please.

MS. PARKS: Good evening. My name is Brooke Parks. I'm with The Pinball Company, and we have offices at 1020 East Green Meadows, Suite 112. My husband, Nic, and I never thought that our proposed building would be so controversial, and we appreciate the time you all are taking to hear us out and keeping an open mind. When we originally envisioned our project, we pictured a beautiful building on a nice piece of land, and we naively thought the neighbors would see what we saw. How could they not. Right? Since last fall we have held two meetings at the church to share our plans with the neighbors. These meetings went as well as we could have hoped, and we used the neighbors' input to develop a plan that we feel is a good one and that represents the best interests of all parties. What we have ended up with is a plan that incorporates the beautiful building, but architecturally fits with its surroundings; a plan that incorporates nice screening and landscaping, with 40 percent plus green space; a plan that minimizes the resulting traffic disruptions, which will be minimal to begin with; and the plan that the church, our closed neighbor, wholeheartedly supports. One of the main concerns that the neighbors have pointed out is the precedent that this rezoning may have on other office and commercial uses moving into the area. While we understand this concern, we are confident that the City gives every land rezoning proposal great consideration, and that they are ultimately decided upon in a manner that is independent of any other previous zoning decisions. I think we can agree that this is a unique situation, and a unique piece of land that requires some special consideration, and any other rezoning requests in the future will go through the same scrutiny. Another concern we have heard is that this building does not belong in the neighborhood. We realize that much of the surrounding area is residential, but when you look at the uses of this land on this particular parcel, the church and fire station, and beings that is located on a piece of road that gets a considerable amount of traffic as it is, we feel that an office-type building fits in nicely. If anything, it could be argued that building homes on this land, which it is currently zoned for, would be out of place when you factor in the other uses. We have been asked, Why this piece of land? When we first started our business back in St. Louis, we operated for two years out of office space. We thought the retail aspect would take off in Columbia, but, in fact, it has not. 98 percent of our business is conducted online, so we are looking to get back to the efficiencies -- the way we operated in St. Louis -- which incorporates space for an office and a showroom. While it is a fact that we can run this business from a home setting, we know that having an actual office location with samples of our products builds legitimacy for our customers who spend a lot of money on pinball machines. Having this space is one of the things that differentiate us from our other online competitors. When we saw this plot of land something just clicked and we thought that it could be a great place to build our ideal building. We did look at some other commercial property around town, but we don't need such high-profile locations, and the spaces would have had to be greatly modified to suit our unique needs. When we set out on this venture, we did not do so with the intention of making anyone upset. In fact, it was quite the opposite. We wanted to come to the neighbors with a plan for a building that they could jump on board with. When concerns were expressed, we took them into account and modified

our plans to make it even better. When the alternatives for this land are considered, we truly feel that this building with its intended uses is the best way to keep the land as green as possible and as low impact as possible. So thank you for considerations, and we'll open it up to any questions.

MR. WHEELER: Thank you. Are there any questions of this speaker? Seeing none. Thank you.

MS. PARKS: You let me off easy.

MR. WHEELER: Next speaker, please.

MR. RATCLIFFE: My name is Paul Ratcliffe; I'm a real estate agent with Reece & Nichols Mid-Missouri, here in Columbia. I reside at 3020 Maple Bluff Drive in Columbia. I am the listing agent for this property, and I'm here to speak on behalf of the church. As our first speaker said, this is Maundy Thursday, and the pastor and the congregation is deeply involved in those services tonight, but I do have a letter prepared by their pastor, which I'll read, and then I'll give you a copy of that for your -- for the records. The Rock Bridge Christian Church supports the zoning change requested by The Pinball Company from R-1 to C-P for the parcel of land on Green Meadows Road that our church has had for sale for over two years. There are no single-family dwellings to the east or the west of this parcel of land on either side of Green Meadows Road. Commercial buildings, duplexes, apartments, a church, and a fire house line this street. Our church definitely intends to sell that piece of property. We believe that the plan that The Pinball Company proposes blends in well with the neighborhood and minimizes traffic concerns. In our opinion it is the best feasible option for the land. Sincerely, Maureen Dickmann, Pastor.

MR. WHEELER: Thank you.

MR. RATCLIFFE: And --

MR. WHEELER: I think we do have a copy of --

MR. RATCLIFFE: -- with me being the listing agent, if you have any questions, I might be able to address those.

MR. WHEELER: All right. Are there any questions of this speaker? I believe we have a copy of that, Mr. Ratcliffe.

MR. RATCLIFFE: Is that the one on church letterhead?

MR. WHEELER: No, it's not. We don't have that.

MR. RATCLIFFE: Can I --

MR. WHEELER: Or if we do, I haven't seen it.

MR. RATCLIFFE: Who would I give that to?

MR. WHEELER: Thank you. Additional speakers? I know we've got to have a few folks out here that want to talk tonight. Is there an organized opposition? Do you want to let your organized opposition go first, sir?

MR. JOHNSTON: Joe Johnston; I reside at 323 Green Meadows Circle, just a little further around on the bend there to the south. If I have six minutes, I want to use a couple of them -- those

minutes to give just a little bit of history because I feel the neighborhood is being sort of characterized as being in opposition to what is happening. I want to remind anybody -- I think I don't -- remind our neighborhood that seven years ago we went through the very same argument where a very prominent developer and a very prominent lawyer from Columbia represented a similar proposal to us to put in a, at that time, PUD -- it started as a PUD. And after over a month or two of arguing -- we went back and forth, and then it became a commercial zone proposal. That festered for a while, and we felt it was that it was -- at least that was a little better than what we were originally were contending with. We made some enemies, obviously, in that. I think it -- I think that just having different points of view shouldn't create enemies, but it did. And I think, again, we are at that same point. But it's -- it's -- I believe because the neighborhood feels very strongly that this is a residential neighborhood and that timing is probably what is at issue here. I think residential has been on the decline the last three years. That was seven years ago when that that I described then became -- three years later, became an R-1. Timing was such that at the moment, they thought they would put something commercial there. We ended up having what is now called Belinda Alley, seven residential homes, which I think are very much in keeping with the neighborhood. And I am sorry for the church that feels as if they could not -- and Paul -- I am a little surprised, because he is a very prominent realtor here in town -- was not a good time in the last three or four years to build R-1. And I can show people around the corner from me that have bought property ready to build R-1, and only in the last three months, have they broken ground, and, in fact, almost completed one of the three homes that they planned to build. They -- the developer there says, I'll probably break ground on another one by the first week in May. Timing suggests to me -- and I think R-1 was not and maybe it won't be, but I'm an optimist and believe R-1 will fit or continue to be what we can encourage in our neighborhood. We could not ask for better neighbors in terms of the church. We are sorry that -- of their financial situation is pushing them to kind of sell that. On the other hand, I do believe if they -- if they hold out -- like any developer, they hold out, they can get R-1 to that piece of land. And I think there are a number of other people who would support that way of thinking. We, I think, feel that this whole area there is -- is a residential front porch. The Green Meadows Circle just sort of borders the front to the whole residential area there. Letting one commercial in here -- and one place, you need only look across to the other side of the church, where there is an equally desirable piece of land, that if you allow it on one side, why would you not allow it on the other side. So it's not as if we're going -- it's a domino effect. As soon as we let one in -- and I can point to a number of people here in the audience who own property, myself included, that would like to keep the property as R-1, but if it becomes commercial, obviously some of the undeveloped land there would become -- we would be here asking for commercial on that as well. We don't want to do that. We really don't. We do believe that we can be good neighbors with the church. We do believe there is ample -- just straight down to Providence Road, which is very close -- commercial land that is still not developed. And there is commercial land that is not occupied. I mean, there are buildings. I like what they are proposing. It

is a beautiful building. And I can -- I can see it placed in a commercial area where, in fact, I think traffic would be not an issue down there at Providence and Green Meadows, and other places, and I'm sure they have been advised that this is a good place. I'm saying -- or we, I think, are saying that there are other places very nearby that would be more attractive. Okay. I'll stop with that. Any questions?

MR. WHEELER: Are there any questions of this speaker? Seeing None. Thank you.

MR. JOHNSTON: It is spot zoning, in our opinion, and that's not what we want to see -- and not what we thought the City wanted to see either.

MR. WHEELER: Thank you. Next speaker?

MR. DOBBS: I'm R.C. Dobbs; 3006 Melody Lane, Columbia. A few comments that I have are, perhaps, a little bit different than you would expect. The comments that I have are rather historical in nature. And I thought it might be well for you as a Planning & Zoning Committee to know some of the background. I happen to have been around that area at here where -- what now is the 1.4 acres that you are considering now. That was part of the Paul Godfrey Place -- Paul Godfrey Farm. Some of you may have looked into the history of it. And a number of years ago, we were -- as many of you know, I happened to have been in community development for something like a half a century myself, so it is not a new thing to me. But we were -- I happened to be in a little bit of a different side at that point. I happened to be an officer in the First Christian Church at 10th and Walnut. And as you know, the Christian Disciples of Christ has a way of monitoring and having new churches. We were looking for a nice place for a church in a residential area, so we looked it over very carefully. Now, I happened to be on the committee with Dr. Lester Rickman and Dr. John Suttonfield, and they said, You're the procurement committee. You search a site. We picked the site, which is now the one you are talking about, and we bought it -- the Christian Church, State of Missouri -- got a loan, and we bought the place and gave to the church. The church accepted it freely, of course, and it was given with a handshake -- in all fairness, that it be used for church purposes only. They may dispute this, but it's a -- it's the fact. And we have been very shocked, frankly, that our own church really wanted to turn it into a commercial area. And it is a -- it is a residential area. I happen to have been there. I walked along the side of this property in 1938, and I've lived in that area almost touching the site of this for a half century. I'm talking from real experience. And I ask you, do you feel that this is the most appropriate place for this -- this improvement, which is an improvement. And I'd compliment the group presenting it. I really like the building. I agree with Dr. Johnson, it is a nice building. It's a nice place. And as a community developer, myself, I would strongly urge this type of thing to be a part of Columbia, but not in this place. This is a residential area, and I'm sure that I'm speaking for the residents of this area that this is residential and we would like for it to remain residential. I have a number of things that I could talk to you about, but I don't want to burden you, because I've sat in some of these hearings myself. I know about it. And I appreciate your attention and I appreciate all

the things you do for Columbia. And I hope that we can procure the proper spot for this commercial development. Thank you very much.

MR. WHEELER: Thank you, sir. Are there any questions of this speaker? Thank you. Next speaker, please.

MR. WARD: My name is Charles Ward; I live at 2400 Cimarron Drive in Columbia. And we are members of the Cimarron Homeowners' Association. My wife and I provided a letter by email, which appears in your package. I don't know if you have had a chance to read it. I was not anticipating to be one of the first speakers here, so I didn't come with a spiel, but I would like to make a few comments on this proposal. I was wondering if you could project the very first slide that you had that -- yes. If you guys would check that out, you'll notice that the properties that are shown from above, none of them are commercial or office. The north -- as the staff has pointed out, there is multi-family R-1. The A-1 property is actually a home site for Mr. Vandepopuliere right across the street from the proposed building. There -- on the south and the east are R-3 -- R-1 PUD. A little further east is R-3 -- and correct me if I'm wrong. And so there -- someone here has said that there was no commercial property adjacent. That is just 100 percent wrong. Also, I would like to point out that on that chart, if you were to go -- a hop-- skip over the church to the west side, on the northwest corner of Bethel and Green Meadows, a few years ago there was a proposal to make that area commercial based on the allegation that no one would want to develop that to R-1. It would be near the fire station. And I believe in the passage of time -- I can't recall if it was the City Council or you folks -- although I am now thinking it was you that rejected that on the basis that this would be inappropriate use in an established residential neighborhood. And while, perhaps, expecting consistency in government is a little bit of a stretch, I would hope you might take that into consideration. Also, I would like to point out that off to the right of that map, just on the other side of Providence, is a whole bunch of empty property that is zoned commercial. And about a block further east is the commercial property that is only partially occupied at the moment. So there is plenty of space already zoned for commercial activity just a hop, skip, and a jump from this proposed site. So there is hardly anything necessary about this. I did want to make one other comment. I'm not sure if it came up here a little earlier, but this issue of -- it's been mentioned in the past of an internet business, I think that phrase is used to make the impact sound somehow intangible. But don't forget, cars dealers sell cars through the internet too, and no one would mistake a car lot for an intangible business. So I think we have the same situation here. Well, I'll finish my co-- finish up now, but I did -- like to make those points that you would perhaps put into context with what the other speakers have to say.

MR. WHEELER: Thank you. Are there any questions of this speaker? Thank you. Next speaker, please. We -- I do want to remind everybody, we try to be reasonable and give you plenty of time, but I will push the little red light here and let you know if it's working tonight.

MR. TAYLOR: No problem, because I timed it. It's less than two minutes.

MR. WHEELER: Well, that's awesome.

MR. TAYLOR: And I appreciate all that you do. I -- I served on a commission for 17 years.

MR. WHEELER: If --

MR. TAYLOR: I'm Robert Taylor; 2508 Cimarron Drive.

MR. WHEELER: Thank you.

MR. TAYLOR: And I do appreciate all the volunteers that help our city run. I'm going to even omit part of my two-minute speech, because Charlie has said some of the things and made some of the points. But my question tonight is just why? I'd first like to start out by saying I too am a long-time resident. And I can remember, fondly, when those horrible right hand turns used to be part of the Route KK before they straightened it out. But when we moved back to Columbia, the intersection of Providence Road and Green Meadows was held up for some period of time -- and I think it is -- still is, is ideal City planning because they've got their heads screwed on tight, planned was going to happen when Green Meadows was developed, and they stuck to their guns. So we have commercial right at the intersection of Providence and Green Meadows, and then going west, it -- it tapers into the multi-family, and then it goes into the R-1 as you go further west. And in the years that followed that, that bit of planning was often cited in newspaper articles and the like showing how planning works and how well it is. So my question is, Why would we want to mess with it now when it seems to be so good? Now, skipping into another topic, the development just west of Bethel -- which has been alluded to already tonight -- seven years ago, one of the restrictions, when it was developed, there were to be no curb cuts. And that has been sacred along Green Meadows. And I think it still is. And so here we come again with the development, and the first thing they want to do is have a curb cut to access a parking lot. Why do we want to mess with that? And I think I had one more point that was not being discussed, but I think what we see in this proposal is the opportunity to make -- I mean, really make a killing financially if you can buy land that is zoned R-1 and turn it into commercial property. Well, what can I say, you know. So do we want -- really want to facilitate that? And I don't think so. And I don't have anything else to say.

MR. WHEELER: 2:46.

MR. TAYLOR: Well, I ad-libbed. See. I did -- I'm a poor ad-libber, because I didn't read. But I didn't want to be redundant with --

MR. WHEELER: You were well within your time. Thank you, sir. Are there any questions of this speaker? Thanks. Next speaker, please.

MR. THOMAS: Good evening. My name is Ian Thomas; I live at 2616 Hillshire Drive. I'm the director of the PetNet Coalition. We are a local nonprofit organization promoting healthy and sustainable modes of transportation. I'm not highly educated in the matter of zoning codes, and, in general, it seems to me that creating a small-scale -- pedestrian-scale commercial retail development in this location would fit with my organization's mission of infill development, mixed-use, encouraging people living in those residential subdivisions to walk or bicycle to those destinations. I also particularly like the arrangement that the developer or the potential occupant has come to with the

church about shared parking and reducing the amount of impervious surface that needs to be put in, where different businesses or different operations have parking needs at different times. This is very creative, and something that our organization supports. However, I do have a general concern about the proposal, and a more specific one. The general concern is the apparent size of the vehicles that are likely to be utilizing the driveway and the parking area. And while, as I mentioned, a pedestrian-scaled retail outlet would be very appropriate there, large vehicles turning in and out and picking up or dropping off large amounts of freight, I feel would not be appropriate at that location. The specific concern relates to the widening of the street for the left turn lane when traveling eastbound on Green Meadow. As I look at the plan, it seems that there is going to be some fairly significant impact on the bicycle lane on Green Meadows, and also on the sidewalk, both on the south side -- and I might just put a question to Staff about how that will turn out. But from the diagram, it appears that the bike lane will be shifted fairly quickly to the right and narrowed, and that the median or the buffer strip between the sidewalk and the curb will disappear, making this a less attractive place for people to walk, and really creating a potentially serious safety hazard for cyclists if this bicycle lane dramatically changes its location and width. And I'll give the Staff a chance to respond, but I would suggest that you consider referring this particular issue to the Bicycle and Pedestrian Commission.

MR. WHEELER: Are you about wrapped up?

MR. THOMAS: That's it.

MR. WHEELER: We will let Staff respond.

MR. THOMAS: And I would like --

MR. WHEELER: All right. Can Staff respond to that, please.

MR. LEPKE: Okay. Staff, including City traffic from Public Works, has reviewed this. The traffic engineer was okay with what was proposed. Right now, we have -- as mentioned during the presentation at the beginning, the bike lane does go from six feet to four feet for the bump out, if you will, for the left turn lane. The traffic engineer had recommended the sidewalk, basically, be widened at that point, which removed, as you said, the parkway -- the grass buffer strip between the curb and the sidewalk. As for how quickly it tapers and everything, I guess I wasn't party to that part of the discussion. However, as I say, the City traffic engineer had reviewed and approved of this design. As for the south side of the road, which was brought up this afternoon via email, and then as you've just brought up a moment ago, that would be, I think, at the construction plan stage between the City traffic engineer and -- you know, were this to be approved and all of that -- assuming all of that, then that would be during the construction plans. I don't know if something similar would be mirrored on the south side or not. I would certainly leave that up to the engineer -- the consulting engineer to answer that part. But, yes, Ted Curtis, as well, was consulted on this, and he too understood about the bike lane being narrowed. I believe the engineer had proposed to build a wider curb and gutter pan, so that the entirety of the bike lane would be within that gutter pan rather than having the joint

between the two types of pavement in the middle of the bike lane. So that was something that I know, for example, Ted Curtis had said he approved of. Those are, I think, the best details I can give you about the conversation that had taken place -- at least that I've been a party to about that.

MR. THOMAS: I certainly appreciate that. I haven't quite absorbed all of the technical details, so I would request, again, that the matter be reviewed by the Bicycle and Pedestrian Commission, if other things conspire to allow this to proceed.

MR. WHEELER: Thank you. Are there any questions of this speaker?

MR. STRODTMAN: I've got a couple. Ian, did you say that you lived in this neighborhood?

MR. THOMAS: No. I don't live in this neighborhood.

MR. STRODTMAN: You don't live in the neighborhood. Okay. Can you expand -- whenever you mentioned your comment about the freight and the trucks, you didn't feel that was appropriate, can you kind of expand on that?

MR. THOMAS: I feel --

MR. STRODTMAN: I guess my question is how do you -- how do you propose that this is serviced?

MR. THOMAS: I could imagine a small-scale retail development that would be designed for pedestrian and bicycle access, and maybe for vehicle access from the north side from Green Meadows Circle, and not from the Green Meadows Road, itself.

MR. STRODTMAN: So you are saying that you are proposing a semi would only have -- would only come in from the north side and would somehow have to exit or back out onto the north side?

MR. THOMAS: I was merely -- I was merely trying to distinguish my support for mixed-use and infill development, which I think is a good thing, from having large, heavy traffic and the kind of road realignments that are being discussed here, which I feel would be detrimental to the walkability and bikeability of the area.

MR. STRODTMAN: No more questions.

MR. WHEELER: Are there any other questions of this speaker? Thank you.

MR. THOMAS: Thank you.

MR. WHEELER: Next speaker, please.

MR. REESE: My name is Jim Reese -- or James Reese, I think, as I wrote the letter. And curiously, most of the people that preceded me took most of what I wrote down. I wanted to make a couple of points about what Charlie said.

MR. WHEELER: Could you please give us your address. I missed that.

MR. REESE: 410 Cumberland Road, about 1500 feet northwest of this proposal. But what I wanted -- Charlie mentioned, and you had the other map up here -- that one Section C or Lot C, which is now bordered by Belinda Alley was proposed, the argument was that you needed driveways or nobody would buy R-1 there. The fact is the whole street is sold out. It was R-1, and the Alley took care of the driveways, and now it is all sold out. And it is beautiful. And it is a win-win for that

group, and I think that's what -- that was what the neighborhood was trying to do. And I'm not sure we're always painted that way, so I wanted to make sure I reiterated that. And I really do like the building. It's a great aesthetic building. It is well designed. It is well thought out, and the Parks are thoughtful folks. It is just a wrong location. It needs to be R-1 -- small R-1 could work. There are many uses for this, just like there was along Belinda Alley, and I think that that would be a great asset to the neighborhood. And keep it consistent with the Metro 2020 Plan, and keep commercial where commercial is designated out towards the corner, where it makes more sense. The aggressive trucks, and things like that, would not be a -- necessitate a traffic problem, a hindrance to the fire station, and some of the other things that -- backing large trucks, I back them every day. They are not something you can put very quickly and easily down a narrow road, backwards or forwards. So I just wanted to make a couple points that it is a beautiful building, but it's not aesthetics. It is about changing the zoning to something that is totally inappropriate, and it should be put some place that is appropriate for that. And that's really all I have, so --

MR. WHEELER: Are there any other questions of this speaker?

MR. REESE: Thank you.

MR. WHEELER: Thank you. Next speaker, please.

MR. BLANKENSHIP: Hi. My name is Brenda Blankenship; I live at 306 Cumberland Road. My property backs up to what would be referred to as the Eckhoff property. Seven years ago when they began to develop that, they had all their plans and everything, they made all these promises. The promises were we'll take care of the water issue, we'll take care of all these things. You won't have to worry about it. Since that time -- that lasted as long as the developer owned it, and then he sold it to other people, and now those promises are gone. The water is a huge issue. We called the City and the City says they can't do anything because they don't own the land and there is a new owner to the land. So now it's costing us over \$1,000 to fix the water issue. So my issue with this -- and I know the Parks have great intentions, but the problem is as soon as the Parks leave that building, the promises are gone, and, you know, anything can move into that office space. And all of this -- and once it starts, nothing -- you know, it's an easily rolling-down-the-hill issue. So that's our -- that's my issue with this is that promises are easy to make now, but they change as soon as somebody else owns the property. And -- so thank you.

MR. WHEELER: Are there any questions of this speaker? Thank you.

MS. BLANKENSHIP: Thanks.

MR. WHEELER: Next speaker, please.

MS. WILSON-KLEEKAMP: Good evening. I'm Traci Wilson-Kleekamp; I'm the president of Greenbriar Trailridge Neighborhood Association. I'm going to try not to repeat anything that was said already. I would like to elevate the conversation in this way -- and I mentioned this at the last meeting -- is that this is a growing city, and we need to be very careful about the decisions we make when we do infill. And we need to be very careful about the decisions we make when it comes to

rezoning. There is a considerable amount of vacant commercial land on the other side of Providence and Green Meadows which will eventually fill up, and that will, again, put more pressure and more traffic on Green Meadows. So while we are thinking about this, we do have to think forward, not just about right now and what the bike lane will look like, but there is going to be more movement into those traffic avenues. So what might -- and also, for me, it's -- the building is great. I never had a problem with the building. I think the landscaping is great. But what matters is the zoning. What does the negative impact of the zoning do, not just for right now, but as we grow on the south side. So by elevating the conversation, I mean in terms of process, in terms of precedent, in terms of professionalism in how we handle these cases. Thank you very much.

MR. WHEELER: Thank you. Are there any questions of this speaker?

MR. REICHLIN: Yeah. I have a question of this speaker.

MR. WHEELER: Mr. Reichlin, please?

MR. REICHLIN: Ms. Kleekamp-Wilson [sic], I was curious -- I'm getting the sense that if this property doesn't stay some form of residential, it is going to be opposed going forward. Is that a fair assumption?

MS. WILSON-KLEEKAMP: I think it is fair to say this is a very interesting piece of property, and I would be willing to engage in some discussions about what kind of PUD would fit there. I think when we start talking about trucks, and widening the street, and all that for just this one piece of commercial property when there is substantial commercial property already, it seems a little odd to me. So by under-- and our neighbors are not going to say it only has to be houses. Somebody said daycare -- things like -- I come from California, so we have little different zoning things. We can have institutional use. And so, to me, that institutional use would be a little bit compatible with the church. So -- but we haven't had that kind of conversation. The conversation I was trying to float with my neighborhood was having a neighborhood improvement district so we could kind of ward off bad suitors of trying to put zoning in the neighborhood that would be offensive to what is already there. So does it have to just be houses? No, I'm not going to say that. I don't know what my neighbors would think, but I think we would be interested in a conversation about what would be appropriate there.

MR. REICHLIN: Just to delineate, if it is not some form of residential, it is going to meet opposition from the neighborhood association?

MS. WILSON-KLEEKAMP: Yeah. I don't think it is appropriate to put commercial or office there, because once you upzone, you can't bring it back.

MR. REICHLIN: And this is more of a -- maybe this is an aside, but to what extent is the fire station considered to be an intrusion?

MS. WILSON-KLEEKAMP: You know, I don't think the fire station is an intrusion. They have been really good neighbors. They don't bring their trucks every day through the neighborhood. They actually just go out. They just literally egress, unless somebody in the neighborhood has a call from

them. But they are not actually opposed -- going against traffic cons-- they are not in and out. They are not a business that has, you know, trucks going in and out two or three times a day or several times a week. Sometimes they probably don't even leave their -- you know, their unit station maybe once or twice a week. Thank you.

MR. WHEELER: Thank you. Any other questions? Sorry I missed that, Mr. Reichlin. Next speaker, please.

MS. VON SCHOENBORN: I'm Mary Von Schoenborn; 3308 Crawford, two houses off of Green Meadows, farther to the west than the property. I sent you a letter, and I hope you did read it. My concern -- or what I wanted to say is to emphasize that the commercial line is the back of Murry's in Green Meadows Plaza and Village South, where the offices are. There is nothing else office or commercial until you get to Forum and Green Meadows, where there is a preschool. So when you talk about 650 feet or 850 feet, just think about where Murry's is. Everything else back is all residential. There is a church -- there's two churches, a synagogue, and then the preschool at Forum. I have lived out there since 1985. Green Meadows was not curbed or guttered when we moved out there. I think the idea of putting a turn lane off of Green Meadows turning left would be just like what we have at the Wilson's location. If you ever go there at 5:00 in the afternoon at Wilson's, it is horrendous. That's a bad plan. You would be creating something like that on Green Meadows. I think if you talk about an internet sale, you are talking about something like across from Clover's where -- I guess it's a VA loan place. I don't know. But it is all internet, and the street is totally lined on both sides right there by Clover's, if you know what I'm talking about. That becomes a one-lane road, and it's an internet business. If you plan to have a business that is successful, even it is internet, you will have more people working there. If these people didn't expect to have a growing business, they would stay in their home. I foresee there needing to be much more parking. The church is willing for them to use their parking, and that's another concern I have. Whatever you do tonight, I want to make sure that the church property or any other property that the church owns does not have the zoning follow with what you do tonight. It needs to stay R-1. But if you change it, the rest of the church property does not go with it. Every time I have heard discussion about the church, they have always said, Yeah, they can use our parking lot. Well, I don't understand that. You know, somehow it doesn't work to have it overflow that way. Anyway, those are my concerns. The other thing is the people in Cimarron, Greenbriar, Trail Ridge, Lynnwood -- all of those houses, anything south of Hinkson Creek all have to filter onto Green Meadows to get out of their neighborhoods. That's the only way out. Okay. Thank you.

MR. WHEELER: Thank you, ma'am. Are there any questions of this speaker? Thank you. Next speaker, please.

MS. HILL: Hi. My name is Sarah Hill; I live at 3005 Greenbriar. And I just have a quick question. This was probably in your packet. It is just who was notified within 185-foot property owners. And I noticed Mr. Reichlin's name. Are you a property owner in --

MR. REICHLIN: Well, actually, I haven't lived in the area since 1993.

MS. HILL: Okay. But do you still own property in the area?

MR. REICHLIN: No, I do not.

MS. HILL: Okay. Because it says that you are in the Crescent Green, so I was just checking to see if you were --

MR. REICHLIN: One time, several years ago --

MS. HILL: Okay.

MR. REICHLIN: -- I was in a property in Crescent Green.

MS. HILL: Okay.

MR. REICHLIN: But just while we are putting things on the record, I formerly lived at 107 Hollyridge.

MS. HILL: You formerly live at 107 Hollyridge?

MR. REICHLIN: Formerly lived at 107 Hollyridge.

MS. HILL: Currently now or formerly?

MR. REICHLIN: Formerly.

MS. HILL: Okay. All right. Very good. That's all I had. Thank you.

MR. REICHLIN: You're welcome.

MR. WHEELER: Thank you. Any questions of this speaker? Next speaker, please.

MS. WELTY: My name is Nancy Welty, and I live at 2901 Greenbriar Drive, which Hollyridge T's in front of my house. So I have lived in this area since 1985, and what my points are that I would like to bring up is I'm always told to look at the Columbia 2020 Metro Plan, which says we are a neighborhood, which also says that your goal is to maintain the stability of existing residential neighborhoods. And if there is any zoning changes, that it would be compatible. And I don't see where this is compatible or something we can use. It's not what you have in your books and what you have on your plan. So I'm hoping that we are following a plan because I get confused sometimes about this when I'm reading things in the paper. I do appreciate all your time that you spend on this because I know it is a hard time to have to be in front and listen to lots of people because we all have our own feelings and things. I've -- like I said, I've lived there since 1985 at that house. I came to Columbia in '74 with my husband, and he's been here since 1958. So in that process, we've probably seen a lot of changes, and a lot of those changes have been done well; some have not. So I hope this one will be one that we've done well, because we have tried in the past in our neighborhood to work -- we worked with the fire station. We gave them some suggestions that ended up being better for all of us, and that's what we tried to do. So I appreciate your time and thank you.

MR. WHEELER: Thank you. Are there any questions of this speaker? Thank you. Next speaker, please.

MS. CLARK: Hi. I am Susan Clark; my address is 302 Campusview Drive, Suite 103. I represent the Crescent Green Condominium Association. And Steve's notice came to my office, so

that's why he was surprised that he didn't get anything and didn't know about it. It's a problem area we are trying to resolve with the Assessor's Office about their database. I don't want to repeat all the things that have been repeated. I just want to let you know that the Crescent Condominium Association is directly south of the site that we are looking at and the Rock Bridge Christian Church, and the owners there are opposed to the zoning change. And they would appreciate not having the nature of their residential neighborhood changed in that manner. Thank you.

MR. WHEELER: Thank you. Are there any questions of this speaker? Thank you. Are there any other speakers?

MR. MENDEZ: Hi. My name is Rudy Mendez; I live at 3005 Melody Lane, which is just a stone's throw away from this property. My family has been there almost 50 years. They bought the property in 1965, when it was part of the county. We welcomed the City because we thought the zoning would be more reasonable and more professional. We never expected to have a commercial strip right in front of us. Now, this is going to create a nightmare of traffic. And the reason why I'm telling you this is because like the lady said before, it's a whole bunch of streets that feed from Green Meadow Circle. There is no other way to get out. I was told there was three-- between three and five hundred units, so somebody come and Google. I did not count it, but somebody told me that. That is the only way out. And in the morning -- I walk my dog five times a day. I can see the traffic sometimes takes people several minutes to get into Green Meadow from Green Meadow Circle because the traffic is so heavy. Now, with the -- I read in the paper -- last Saturday's paper, March 24, The Pinball Company said it sells 1,000 machines. I -- in the meeting at the church when we expressed the problem about the traffic, they said they sold 100 machines, so there will be a couple deliveries a week. Now, on the Better Business Bureau complaint against this company, they claim that they sold over 2,000 machines over the last five years, so I don't know when he is talking the truth. It's hard to, you know, imagine that he's -- it's different between 100, 400, and 1,000, all in the same period of time. So if half of this is true, we are going to have a traffic nightmare. Now, the -- I don't know, you know, of the truthfulness of this thing because, like, in the first place with the Website, it says, The Pinball Company is now rated No. 1 in our category by ranking.com. I go to ranking.com, it is six out of six. There are six companies, and they are No. 6. So, you know, I -- I think it is a nice building, you know. I like it. But, like I said, I think it is in the wrong area, you know, because we invested on this property 50 year-- I mean, almost 50 years ago hoping to live here, you know, the rest of our lives. But we don't want all this traffic, you know. I mean, somebody mentioned the fire department. I think the fire department is welcome because, hey, we got a lot of service. Our insurance rates really went down because they are so near us. And they don't produce that much traffic. You know, I don't see that -- you know, they are not a very busy fire department. Well, thank you very much. If you have any questions, I'd be glad to answer it.

MR. WHEELER: Thank you. Are there any questions of this speaker?

MR. MENDEZ: If you need backup of what I said, I've got it here in writing -- the Websites, everything else.

MR. WHEELER: Thank you, sir. Next speaker, please.

MR. CLARK: My name is John Clark. I live at 403 North Ninth Street. I'm an attorney and a CPA, but I've also been deeply involved in having to deal with our land-use regulation regime in Columbia for 15 years. Because of the neighborhood association that I built with friends, we just have to interact with the City again and again and again. And it's a shambles. And, of course, you had a report from a committee about -- that came out in 2007. Nobody that has anything to do with land-use regulations -- it doesn't matter with neighbors, builders, developers, the City, nobody likes it and nobody trusts it, and that's it. Everybody who is on that committee from those -- and it's not improved one whit. Now, I must admit there have been some minor improvements, including a beefed up department with some people who have some really decent backgrounds. But the policy framework is still the same, and it's still a disaster. And you all are in the middle of this mess. They are in the middle of it; the neighbors are in the middle of it; you're in the middle of it. But the fact is, it is a mess. Now, I guess the first thing you need to know is if -- no matter what -- if the application somehow or another might meet regulations, you don't have to approve it, and the City Council doesn't have to approve it. They have, and you have the discretion to say, This isn't appropriate. So the different kinds of things that people go through does not obligate you to approve a thing. Virtually, the only thing anybody -- the City is obliged to approve is if a final plat comes in that's in compliance with a preliminary plat. Now, there are court cases about that. So I want to suggest to you that you step back from this. You've heard all the good reasons why this is just disastrous in terms of any good kind of zoning for a C-P, and also for an O-P. What you have read in a lot of the materials that you've been presented and the neighborhood has gotten to you through information requests is there is just this muddling around inside the department. The idea that the planning department would basically be giving professional advice and help to the applicants to move this along -- now, John John used to complain about that. Mr. Brodsky used to complain about -- people have thought that the planning department's role went way beyond that being the determiner of did it meet standards. It was -- and became the determiner of let's get applications through. But we've never had any policy passed by a City Council or anybody else saying you should approve everything, you should do -- and you can help applicants figure out what to do in all of this, as opposed to their paying their own private consultants, and so forth. This is such a mess. You should take this as the opportunity after you reject C-P, after you reject any of this stuff about O-P, to basically say we need to pick up the ball and get back in the business of really telling the Council we've got to revise our land-use regulation regime, so that our staff is not stuck trying to do this with actually no good policy guidance. And so I hope that is actually what you'll do is say no to the C-P, just throw out the idea of the O-P, either because it is an abuse of process or it's just not a good idea. And then, you'll take the stand and in very clear terms tell the Council enough is enough, we've really got to get to work on this. Thank you.

MR. WHEELER: Are there any questions of this speaker? Thank you. Are there any additional speakers?

MS. THEIEN: Good evening. My name is Victoria Therien, and I live at 316 Oakridge Court in the Greenbriar neighborhood. I have not written to you on -- I've been remiss in that regard. I have relied on the hard work of my neighbors. But I wanted to come here and personally support their -- their opinion, and their rightful opinion that this property should not be zoned commercial. I understand these young people, and I appreciate their work and I appreciate their entrepreneurship, but it -- we cannot rely on them being there for the next 20 years. We moved in that property in the early 80s, and we are both retired. And we plan to live there until we are gone. And we don't want to have our heirs have to muddle through a McDonalds on that corner. So I -- that's my point is that I just don't think commercial zoning is appropriate for that area. Thank you.

MR. WHEELER: Are there any questions of this speaker? Thank you. Additional speakers?

MS. MORRIS: I'm Karen Morris, a 22-year resident from two residences in the neighborhood, and --

MR. WHEELER: Can you give us your current address, please?

MS. MORRIS: Oh, sorry. 307 Cumberland. Recently, one of the houses on Green Meadow Circle had a resident moving out. The semi-truck couldn't park there. They had to park on Greenbriar. There is no room on Green Meadow Circle for a semi-truck coming in/coming out. You can't -- it will block traffic. Even on Cumberland, I have traffic coming up and down in front of my street that feeds back to Cimarron. All of it feeds through Green Meadows Circle. The fire station is not -- it's a good neighbor because they feed immediately onto Green Meadows. They don't really impede on Green Meadows Circle. It is a residential area. The -- it is -- very nicely transitions. My family frequently will walk from our residence and utilize Murry's -- the restaurants up the road. Walking through trucks -- more traffic, and if that business changes -- would change the transition -- any time of the night or day, you will see walkers, joggers. And just like the gentleman before said, he walks his dogs five times a day. There is a lot of us who are walking their dogs. It is not an appropriate spot for residential -- I mean, for a commercial property. The -- there is a lot of entrances and exits right there with Green Me-- Crescent Green, and then Green Meadow Circle. And I would agree that you would soon have a situation like you have down at the MAC. It is not good traffic flow, and it's an inappropriate use for that piece of property.

MR. WHEELER: Are there any questions of this speaker? Thank you. Are there any additional speakers? Seeing none.

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners? Who wants to weigh in? Mr. Lee?

MR. LEE: I have a question for Staff. Are there any plans for improvements of Green Meadows Circle?

MR. ZENNER: Not that are within the CIP, sir.

MR. LEE: Thank you.

MR. WHEELER: Ms. Peters?

MS. PETERS: I also have a question of Staff. What's the distance from their proposed driveway on Green Meadows to the corner?

MR. LEPKE: Green Meadows Circle or Green Meadows Road. I mean, I realize their --

MS. PETERS: Circle.

MR. LEPKE: -- roughly equal distance. We can measure.

MS. PETERS: Thank you.

MR. ZENNER: Green Meadows Circle comes around to both -- are you looking at the Bethel Green Meadows Circle or Green Meadow Circle and Green Meadows.

MS. PETERS: How about we get a pointer up here on the screen because I'm going to have some more questions too.

MR. WHEELER: I think she is talking to the east, I believe.

MS. PETERS: Correct.

MR. WHEELER: The way I understand your question.

MS. PETERS: Right.

MR. ZENNER: Would you like this distance to the driveway location?

MS. PETERS: Yeah.

MR. ZENNER: Okay. One moment.

MR. LEPKE: I would say roughly 300 feet from either one, give or take 15 or 20 feet. So 315, 320, somewhere in there would do either Green Meadows Circle or Green Meadows Road.

MS. PETERS: And is Murry's 630 feet up the road? Is that the first commercial, roughly? Or whatever that little plaza is.

MR. LEPKE: Yeah. Green Meadows is way -- we've got the O-1 and then the C-1, I think it was 850 to the C-1.

MS. PETERS: Okay.

MR. ZENNER: Would be Murry's.

MS. PETERS: Thank you.

MR. WHEELER: Commissioners?

MR. STRODTMAN: I have a small question for staff. My understanding was the fire station does have two exits or two ways. Is -- are they both on Green Meadows or does one of them go -- there it is. There we go.

MR. LEPKE: There it is.

MR. STRODTMAN: So it does have a couple of entrances to the circle.

MR. ZENNER: And circulation is actually from the rear into the bays and back out. So they circulate back this way (indicating), back to the intersection to go either east or west. But this is the

rear entrance. This is actually their pull-through bay. It's the new design for the fire stations. Their staff parking is what you see here, with the entrance off of Green Meadows Circle.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: Perhaps I was playing with my computer when you were going through the staff report, but can you summarize, briefly, Staff's recommendation for denial of the rezoning request as stated in the report?

MR. LEPKE: I think it is founded on the Metro 2020 saying this is a neighborhood designation. I think it is founded on the proximity to adjacent commercial property. Also, I think there is the issue of circulation, although some of that has been rectified to the traffic engineer's satisfaction with the turn lane. So those are, I think, the main things basically, basing it on the plan, as has been mentioned is supposed to be our inspiration for these decisions.

MR. WHEELER: Ms. Peters?

MS. PETERS: I'll go ahead and weigh in here. Can I get the original overhead? That one. Yeah. And can you highlight some of these things for me as we go around? Starting on the back corner by the -- what looks like the single house behind the fire station -- the corner -- no, further up. Yeah. Right in the -- I drove this area today, and I noticed that there are at least two homes under construction next to it. I think there is one there, and there are two more, yeah, to the right that are under construction. I can't remember. Is this a four-way stop down on Green Meadows?

MR. ZENNER: Bethel and -- yes, that is correct.

MS. PETERS: All right. I drove through there several times today, and it is a little tricky seeing down the -- down the curve all the way -- it is a little bit of a blind curve. I think the applicants are people of good character. And I think that they have an incredible business, and I certainly hope that it grows. One of the issues that I have is they talk about office use, but yet they are asking for C-P. And zoning goes with the land, it doesn't go with the business that is there. And that's a serious issue if their business, for any reason, hits a hiccup and they decide to sell the land or they outgrow it and they move on. The apartments that are in the area are -- I think, are incredibly nice or the condos are very nicely done in that area and further up to the east. I think at some point there will be a need for PUD, and that will actually become more infill for homes. I think there are other -- the use of C-P, I don't believe is appropriate there. That intersect-- or the area of Green Meadows through there, it could easily become a serious issue of traffic. So I will support Staff's recommendation of denial.

MR. WHEELER: Commissioners? Quiet bunch tonight.

MR. LEE: I'll go.

MR. WHEELER: Mr. Lee?

MR. LEE: Yeah. I'm extremely concerned about the amount of traffic that is going to be generated by this business. While I think it is a good business and it's a good plan, the building is planned well and looks nice. I think once they get the two offices on either side filled up, then with the amount of trucks and everything -- and I travel Green Meadows virtually every day, and it's a -- it can

be a nightmare at many times of the day. I just don't think -- I think this project should move somewhere else. I believe that the Parks, if they have the wherewithal to buy this land, build the building, and do the street improvements, then they have the wherewithal to move this business somewhere else. And there is plenty of land available. So I don't intend to -- I intend to support Staff's recommendation.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: I'll go. I'm not sure that the property would ever develop as R-1, at least not in the near future, although, I'm not necessarily too concerned about that. I think that there has been some suggestion that this could be, you know, a good infill neighborhood commercial, and -- but I don't know that this particular use, even though it is very -- very limited, is potentially the right one. It kind of reminds me of my no vote at the southwest corner of Stadium and Broadway. That was a great development; it was a beautiful building. The issue in my mind there was that it was setting a precedence that office traffic was forced to use residential streets in order to gain access to the property. And that's why I asked about the north drive is if -- if this business could be situated such that maybe access could only be granted off of Green Meadows, maybe then it seems a little more reasonable. But the idea that there is semi-trucks trying to make their way out of that is -- seems very, very uncharacteristic with the area. So I intend to also support Staff's recommendation tonight.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: Well, I've swum up stream before, so this will be okay. I still live in the Fifth Ward, and I live in an area that is supported by the Orscheln Properties, the Walgreens, Stonebridge Office Park, the First State Bank, and now on our east side, a development by Jeffrey Smith that we approved. Although these developments may not be the -- be an apples-to-apples comparison, the arguments are the same. I suggest to the audience and my fellow commissioners, although I'm not intent on trying to change anybody's mind, that I have not noticed what I would consider a loss of quality of life in my neighborhood. Traffic is what it is on Nifong and Forum and Green Meadows, and it is going to continue to be what it is regardless of what goes in those areas. So when I look at this particular triangle, I say, Well, something is going to go there, and this does not seem inappropriate to me. Staff has concerns, which I always find myself sensitive to, but it seems like there has been steps made to help ameliorate some of those concerns. So although I don't usually do it, I think I'm going to vote against Staff's recommendation this evening.

MR. STRODTMAN: I'll go next. I've kind of struggled with this one a little bit because I'm trying to get my arms around the whole infill and what that means, and traffic, and knowing that we're going to have uses of homes next to commercial. And, you know, we're not going to have -- going for-- going forward, I see a lot more intermix of uses, and not as much of a subdivision here of just homes, and then you come over here and it is just industrial, and then you go over here and it's just retail. I don't see that that is going to be the direction as much going forward. And so I've been trying to think

about what kind of uses could go here, and, you know, I definitely don't see R-1 being -- I personally don't see myself or many people wanting to buy and put a single home in that area, just because it's -- you know, you're kind of surrounded by the road, and then you have the church, so I kind of am kind of just troubled what kind of use could go here. But at the end of the day, I'm going to agree with the Staff and say that this is not the right use. But I will go on record to say that when and if we do get maybe a PUD or something that is going to put a multiple -- a little more of a density in there -- traffic is going to be an issue. I mean, we're not -- we're never -- I don't think we're ever going to see one single R-1 go there on 1.4 acres. I think you are going to see something maybe that is on the south side, even though it is -- the land is not as large as on the south side. But I do think that at some point, we are going to have to deal with traffic, though it may not necessarily be semi traffic, but it may be apartment or condo traffic. So -- but at the end of the day, I will support the Staff on this and deny the motion.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I'm going to be very brief. I'm trying to protect my voice here a little bit. People have watched me sit up here and vote on different projects, and I just love this one. I think it is amazing, but it is just the not -- it's not the right spot for it, and I'm going to go with Staff's recommendation.

MR. WHEELER: Short and sweet. All right. I guess I'm last. As usual, I've taken random notes, and there are some things in here that I think are -- although they pertain to the development, they also pertain to our planning process and some of the things. So I'm just going to kind of go through this as -- as they came up. A mention of water issues, obviously, we've addressed that drainage off the site can't exceed what it currently does. That's our ordinance. Frankly, I think part of the problem you are having over in your neighborhood now is that you kept R-1 in that location, and there wasn't -- it wasn't mitigated, and so now the water just comes down the hill. And under the PUD plan that I think I am the only surviving commissioner -- because Mr. Barrow is not here -- that voted on that, we could have addressed that. Unfortunately, there was no way for us to address it now. But off of this site, it would be -- it would be taken care of. I would argue that the Green Meadows/Providence junction was not planned that well. It might have been at the time -- it might have seemed like it, but we've got outer roads intersecting with this street on the west side which frankly is a big cluster, and should have never been done. I would never have supported it -- it reminds me of Clark Lane, which was poorly planned to say the least. As far as curb cuts go, we're going from two curb cuts, really, to one. Shared parking is something we've talked about in this community for a long time, and frankly, could be a great thing. It would help us to reduce our impervious surface, and thereby water runoff. Shipping trucks and -- you know, I see that as it's going to be pretty limited. I understand your concerns, believe me. My concern, frankly, would be that 18-wheeler -- although I don't think a straight truck would have a problem with this, but an 18-wheeler might -- I think that he is going to be reluctant to utilize the left turn lane completely. I

think he is going to kind of merge across and make that corner a little easier for himself. You know, I believe this is an infill development. I think it's something that we've got to -- you know, we've got to plan carefully. I think you guys have done an amazing job with this building. It is absolutely beautiful. The plan, itself, is great. The landscaping couldn't be better. I mean -- and 40 percent open -- I'm in -- you know, that's great. I disagree with the sales price is -- I think I've got an idea where the sales price is, and it will make it difficult, if not impossible, to go R-1. Frankly, I don't think R-1 is appropriate here. And it is R-1; I understand that. But I don't see it being a good use. I think, frankly, we got lucky on that northwest corner of Green Meadows and Bethel that we didn't have much driveways coming onto Green Meadows. So it turned out well, the fire station buying the corner helped. That could have actually been an additional problem. The traffic count on Green Meadows is -- it's going to continue to rise. I really don't think that this business would affect it as much as, you know, just the continued growth and lack of planning in southwest Columbia. Our roadways in southwest Columbia, in my opinion, have not kept pace or been planned adequately to address the traffic that is coming onto it. That said, I -- I could support O-P here, but I'm having a problem with C-P. I like the idea of it being a limited use. I still haven't made up my mind on that, but I just -- my fear is not what would happen on the next piece, my fear is that someone would come in and try to change the statement of intent and include some other uses, which, frankly, I agree with Mr. Vander Tuig and some others who are -- you know, there are some -- there are some neighborhood commercial services that I think would be very nice for you guys if you would consider them, but I don't think it is even a consideration. And I have serious concerns that what we are going to see instead is either, by my calculations, you can get at least eight single-family houses on this corner. By 7,000-square-foot minimums, I actually came up with nine. But considering that that's probably impossible to do, even for Mr. Gephardt, who is pretty talented -- and I've looked at some small tracts with Mr. Gephardt, and believe me, he can -- he can put them in there. So, you know, eight little single-family houses is not going to be attractive. A PUD, although sounds nice, frankly, might look nice for the first few years if we got real lucky and we got something like on South Quar-- or Rock Quarry, just south of AC, that would be very nice. But it could also be very nice in the beginning and a very bad eyesore in about six or seven years, depending on the management. So, you know, sometimes -- sometimes getting what you want is not great, but, you know, it ends up haunting you down the road. I think it is a pretty nice site for an office building, frankly, but, you know, I think the majority is going to prevail here tonight, and -- as always, so we are going to see if somebody can make a motion. Does someone want to take a stab at this?

MS. PETERS: I'll be happy to make a motion, if I can -- on Case of --

MR. WHEELER: Ms. Peters?

MS. PETERS: Case 12-28, The Pinball Company rezoning from R-1 to C-P, would go with Staff's recommendation for denial of C-P.

MR. STRODTMAN: I second.

MR. WHEELER: Mr. Strodtman. A motion has been made and seconded. I'll remind the Commission that a yes vote is for denial. So yes means no.

MR. VANDER TUIG: A motion has been made and seconded to deny Case No. 12-28, which is a request by The Pinball Company for rezoning from R-1 to C-P and approval of the development plan to be known as The Pinball Company C-P Plan.

Roll Call Vote (Voting "yes" is to deny approval.) Voting Yes: Mr. Lee, Ms. Peters, Mr. Tillotson, Mr. Vander Tuig, Mr. Strodtman. Voting No: Mr. Reichlin, Mr. Wheeler. Motion carries 5-2.

MR. WHEELER: A motion -- a recommendation for denial will be forwarded to City Council.